



Orchard Croft, Longden Common Lane, Longden
Common, Shrewsbury SY5 8AQ

Shrewsbury & Country House Sales

**MILLER
EVANS**



Orchard Croft, Longden Common Lane, Longden Common, Shrewsbury SY5 8AQ

£550,000

Freehold

- Beautifully presented, five bedroomed detached family home
- Kitchen/dining room, ground floor wet room/utility room, family room, conservatory and living room
- Main bedroom with en-suite, second bedroom with en-suite, three further bedrooms and family bathroom
- Impressive driveway to the front, with EV charging point
- Large enclosed garden to the rear with countryside views
- Convenient village location, yet close to excellent amenities and transport links



A unique and spacious, 5 bedroomed family home, set in the sought after location of Longden Common Lane, with stunning countryside views. The accommodation briefly comprises: entrance hall and inner hallway, kitchen/dining room, wet room/utility room, family room, living room, conservatory, rear porch and wc. Five bedrooms, two with en-suite shower rooms, family bathroom. The property benefits from gas-fired central heating. Expansive driveway to the front and enclosed garden to the rear. EV charging point and solar panels.

Longden Common Lane is situated in a peaceful rural setting to the south west of Shrewsbury, surrounded by open countryside and rolling Shropshire farmland. The area offers a tranquil village lifestyle, whilst being in convenient reach of Shrewsbury's amenities, schools and transport links, with nearby walking routes and the Shropshire Hills, making it popular for those seeking a rural location.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

REAR PORCH

Door to garden.

LIVING ROOM

15'6" x 27'9"

Provides impressive accommodation with a feature log burner and French doors to rear garden.
Access to family room.

KITCHEN / DINING ROOM

13'4" x 17'7"

Fitted with a range of matching wall and base units, integrated appliances and breakfast bar

INNER HALLWAY

GROUND FLOOR WET ROOM / UTILITY ROOM

Shower area, wash hand basin, wc



FAMILY ROOM

21'11" x 10'3"

With sliding doors to:

CONSERVATORY

French doors to the rear garden, providing panoramic views

REAR PORCH & WC

6'2" x 2'11"

Low flush wc and wash hand basin

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

15'5" x 12'6"

EN-SUITE SHOWER ROOM

Corner shower cubicle, wash hand basin, wc, skylight

BEDROOM 2

13'11" x 10'8"

EN-SUITE SHOWER ROOM

Corner shower cubicle , wash hand basin, wc and skylight



BEDROOM 3
7'4" x 11'0"

BEDROOM 4
7'4" x 11'9"

BEDROOM 5
7'4" x 10'9"

FAMILY BATHROOM
Panelled bath, wash hand basin, bidet and wc

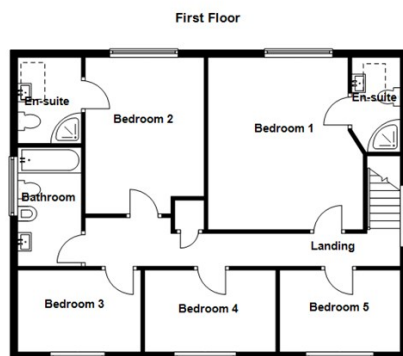
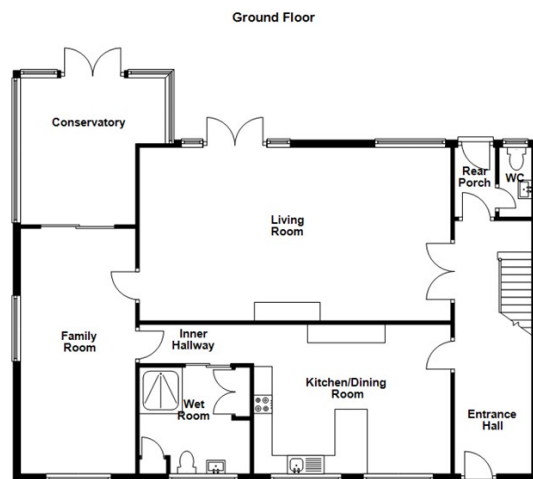
GARDENS AND GROUNDS

The property is approached over a spacious driveway with space for several cars. There is a small area laid to lawn with shrubbery borders and mature hedging, and gated access to the left hand side leading to the spacious rear garden.

The rear garden offers a variety of seating options perfect for outside entertaining, areas predominantly laid to lawn, mature hedging, multiple garden sheds perfect for storage, all set in peaceful countryside with stunning open views.

HOW TO GET THERE

When approaching from Shrewsbury, proceed out of Shrewsbury on Longden Road. Continue through the villages of Hook-a-Gate, Annscroft and Longden. On reaching Longden Common, turn left onto Longden Common Lane and the property will be found after a short distance on the left hand side.



Total area: approx. 2305.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using Planity.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

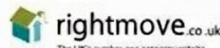
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans