






CALCOT HOUSE

112a London Road, Shrewsbury, Shropshire, SY2 6PP



AN OUTSTANDING CONTEMPORARY HOME

Offering versatile accommodation, including an annexe and situated close to Shrewsbury town centre.

			EPC
6/7	6	3/4	C

Local Authority: Shropshire Council

Council Tax band: C

Tenure: Freehold

Services Mains water, electricity and drainage. Gas fired central heating with ground floor under floor heating.

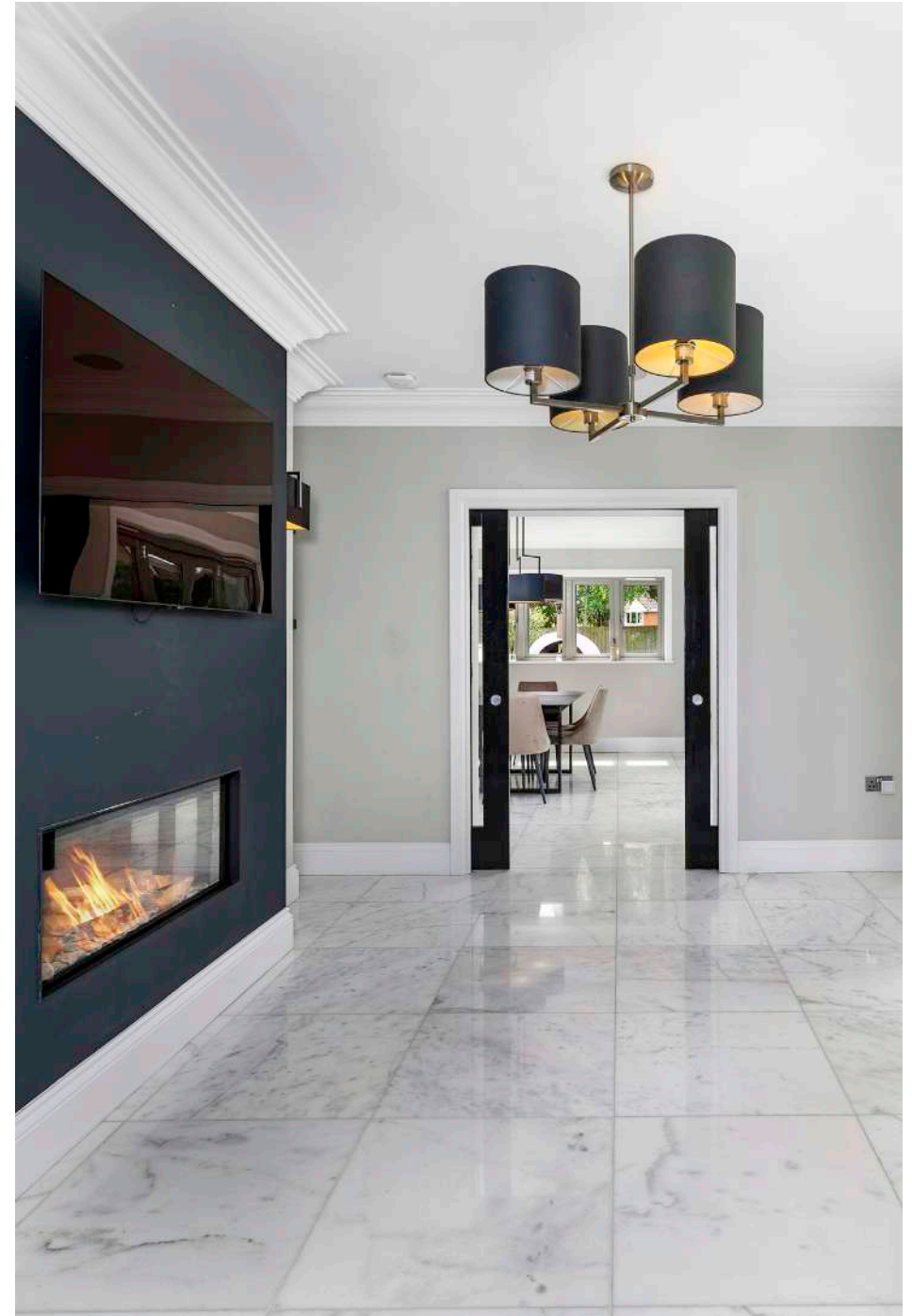
Offers in Excess of £1,500,000



CALCOT HOUSE

Calcot House is an exceptional modern residence, offering an impressive combination of space, design and practicality. This striking home has been carefully planned to support modern living with generous accommodation arranged over three floors and a strong emphasis on light, flow and versatility.

Location Calcot house enjoys a secluded position, in a well regarded residential location on the south side of the historic county town of Shrewsbury yet with easy access to the A5/M54 motorway. Shrewsbury offers a vibrant mix of independent shops, cafes and national retailers as well a rich cultural scene with attractions such as Theatre Severn and Quarry Park.







THE PROPERTY

A covered porch leads to a large entrance hall with storage and a feature gas fireplace. From here is access to all main reception areas. The heart of the home is designed to be open plan with a large kitchen/breakfast/dining room featuring a two central islands and dining area. This leads to a family room and sitting room with bi-fold doors onto the garden. Internal doors allow each space to be connected or separated as needed, offering flexibility for everyday living and entertainment.

The first-floor central landing is a large space with feature window, gas fire and useful utility cupboard. The first floor offers four spacious bedroom suites with the principle suite overlooking the garden and most rooms benefiting from Juliette balconies. The second floor provides two further double bedrooms both with large walk in storage along with a shared bathroom. These rooms offer flexibility for use as office/studio space, or hobby rooms.

The Annexe is accessed from the boot room and provides further adaptable accommodation and ensuite.



GARDEN AND OUTSIDE

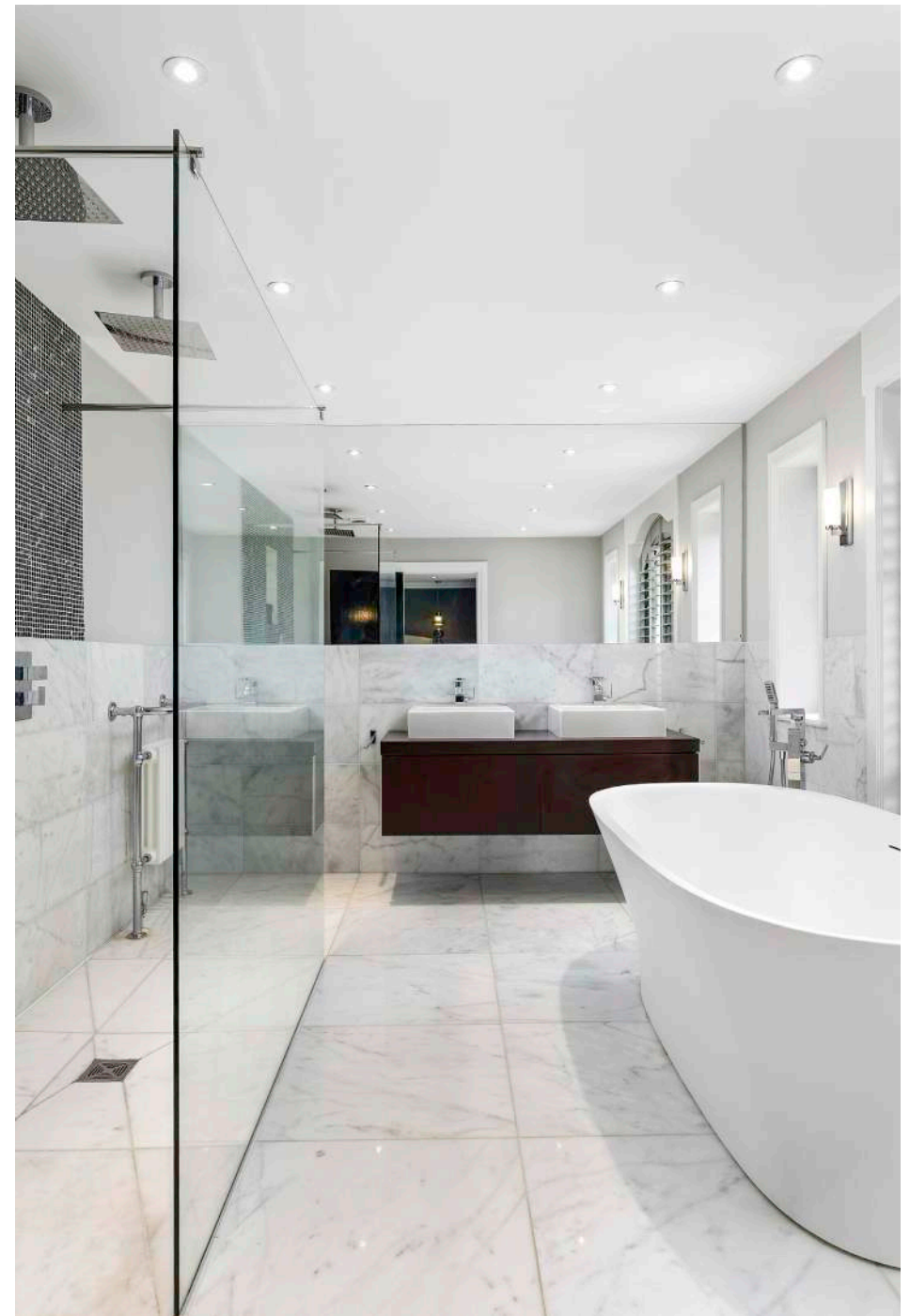
The property is approached via a gated driveway providing parking for several cars and leading to the double garage. To the rear and side of the house is a well landscaped and secluded southerly facing garden with a paved stone terrace with raised beds planted with lavender and olive trees leading to the lawn. To the side of the house are three raised beds. To one side is a large timber loggia and further terrace area providing additional entertaining space.

Distances

Wyle Cop/ English Bridge Shrewsbury 1.5 miles, Shrewsbury Railway Station (on foot) 1.9 miles, M54 8 miles
(Distances and time approximate).

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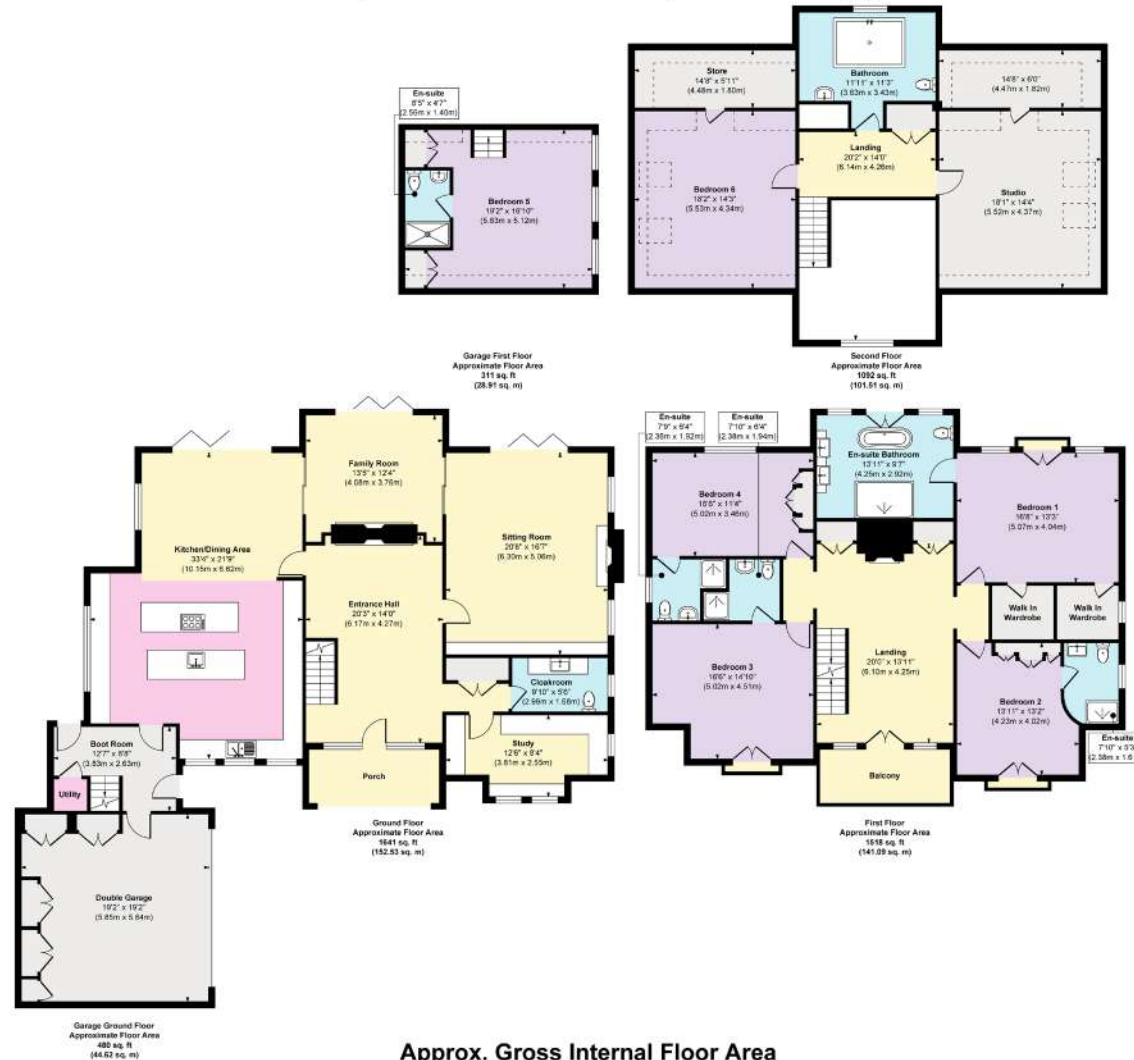
What3words:prime.finest.pure







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Approx. Gross Internal Floor Area
Main House = 4251 sq. ft / 395.13 sq. m
Garage = 791 sq. ft / 73.53 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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