



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Bridgelands, Clive Avenue, Church Stretton, SY6 7BL**

**Offers in the Region of  
£850,000**

To view this property please call us on **01743 236 800** Ref: C7764/WM/KQ

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# An Exceptional Contemporary Five Bedroom Detached Home with Stunning Views of the Shropshire Hills.

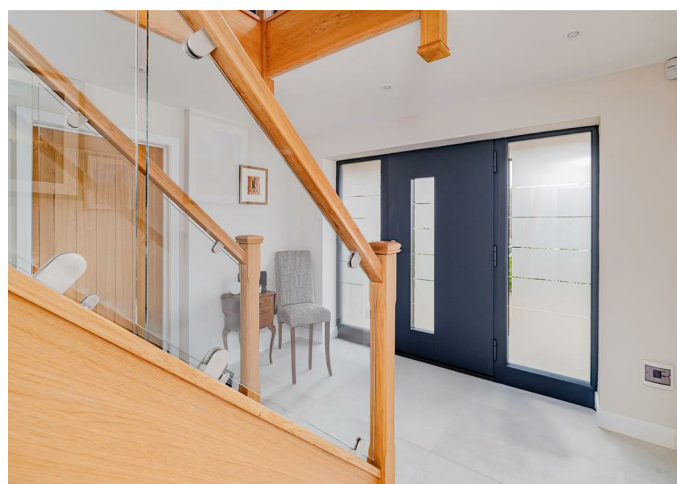
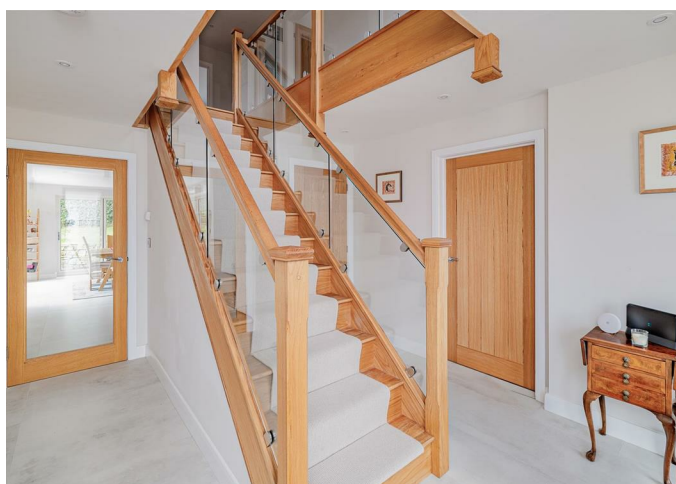
Enjoying an enviable position with far-reaching views across the surrounding countryside, this outstanding five-bedroom detached home offers beautifully appointed, energy-efficient accommodation designed for modern family living. Constructed just three years ago to a high specification, the property benefits from the remainder of its NHBC warranty, providing valuable peace of mind. Built to modern standards of energy efficiency with high levels of insulation, double glazing and gas-fired central heating, the home offers both comfort and efficiency throughout the year.

The accommodation is immaculately presented and thoughtfully arranged, beginning with a welcoming entrance hall and cloakroom. A well-proportioned living room provides a relaxing retreat, while the impressive open-plan kitchen, dining and family room forms the true heart of the home.

Flooded with natural light and opening through bi-fold doors onto the garden, this superb space is perfectly designed for everyday family life as well as entertaining. The contemporary kitchen is fitted with a range of high-quality units and integrated hi-tech appliances, including an instant boiling water tap, combining sleek design with everyday practicality.

Upstairs, the generous principal bedroom enjoys its own en-suite shower room, complemented by a second bedroom also benefiting from an en-suite. Three further well-proportioned bedrooms are served by a stylish family bathroom, providing flexible accommodation ideal for families, guests or home working.

The property occupies a quiet, desirable position within easy walking distance of Church Stretton's comprehensive amenities including a railway station, supermarket, schools, medical facilities, cafés, restaurants and traditional pubs, with Shrewsbury and Ludlow also nearby. Renowned for its outstanding natural beauty, the area provides exceptional outdoor leisure pursuits, with direct access to some of Shropshire's finest walking, including the Long Mynd.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LOUNGE

21'10" x 13'5" (6.65m x 4.08m)

Bi-folding doors to the front.

Inset log burner

### OPEN PLAN KITCHEN / DINING / FAMILY ROOM

21'10" x 13'3" (6.65m x 4.04m )

Fitted with a range of modern matching wall and base unit with breakfast bar

Integrated appliances

Door to Utility

Dining area with bi-fold doors to the rear garden

### FAMILY ROOM

12'8" x 24'8" (3.85m x 7.53m)

Window to the side

Bi-fold doors to garden

### UTILITY ROOM

6'3" x 10'5" (1.90m x 3.17m)

Fitted with matching wall and base units with inset sink

Door to garage

CENTRAL STAIRCASE rising from the entrance hall to a GALLERIED LANDING with large airing cupboard.

### MASTER BEDROOM

19'8" x 18'6" (5.99m x 5.64m)

Built in wardrobe with mirror fronted sliding doors

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'9" x 19'2" (3.27m x 5.85m)

Built in wardrobe with sliding doors

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 3

13'2" x 13'5" (4.01m x 4.08m)

Built in wardrobes with sliding doors

### BEDROOM 4

9'10" x 13'3" (3.00m x 4.05m)

### BEDROOM 5

7'7" x 16'2" (2.30m x 4.93m)

### BATHROOM

Luxuriously appointed with a modern suite comprising;

Oval bath

Shower cubicle with Drench overhead mixer shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### LARGE GARAGE

The property is approached via a shared private driveway leading to its own driveway with ample parking and access to a large garage.

The wrap-around gardens are attractively landscaped, laid mainly to lawn with well-stocked shrub and flowering borders. To the rear, a paved terrace provides the perfect setting for outdoor dining, with a further seating area beneath a pergola offering an ideal space for entertaining while enjoying the stunning panoramic views across the adjoining hills and countryside.

Please Note: Bridgelands has a right of access over the driveway. Clive Avenue is a private road owned by a residents' association, to which Bridgelands contributes a small annual fee towards maintenance and upkeep.









# FLOOR PLANS ...



Total area: approx. 288.2 sq. metres (3101.8 sq. feet)

## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed along Sandford Avenue, across the traffic lights on the A49. Turn right onto Watling Street South and turn second left onto Clive Avenue, turn right, continuing up the hill along Clive Avenue, where the private drive will be found.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	90

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Council Tax Band: G

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.

## 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.

## 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 you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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