



Halfway House, Sandford Avenue, Church Stretton,  
SY6 7AB

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Halfway House, Sandford Avenue, Church Stretton,  
SY6 7AB

**£840,000**

Freehold

- Spacious and imposing detached family home
- Set in extensive private gardens
- Two reception rooms, study and snug
- Kitchen/dining room, utility, boot room and cloakroom
- Master bedroom with dressing room and en suite shower room
- Four further bedrooms and bathroom
- Double garage and ample parking
- Extensive gardens
- Secluded location, yet within easy reach of Church Stretton amenities
- Far reaching views towards surrounding hills



This spacious and imposing five bedroom detached family home is set in well maintained, extensive gardens and provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, kitchen/breakfast room with sliding doors to the garden, utility, boot room, lounge with sliding doors to rear garden, light and bright dining room with three windows, study, snug to the ground floor. Master bedroom with dressing room and en suite shower room, four further bedrooms and bathroom. Integrated double garage and ample parking. Large well stocked gardens. The property benefits from gas fired central heating and enjoys extensive far reaching views of the south Shropshire hills.

The property occupies a substantial plot and is pleasantly situated in a particularly sought after residential area of Church Stretton. Sandford Avenue is a short distance from Church Stretton town centre where there are a wide range of amenities including primary and secondary schools, rail service, doctors and dentists, co-op supermarket, butcher, Church and a range of cafes, bars and restaurants.







#### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### DINING ROOM

22'6" x 15'9"

Three windows providing light and bright accommodation  
Feature fireplace (not currently working)

#### LOUNGE

22'11" x 14'9"

Sliding doors to rear garden

#### KITCHEN / DINING ROOM

21'5" x 21'11"

Fitted with a range of matching wall and base units  
Sliding doors to rear garden

#### UTILITY

9'4" x 9'4"

#### BOOT ROOM



STUDY  
14'9" x 12'10"

SNUG  
14'9" x 10'7"

STAIRCASE rising from the entrance hall to FIRST FLOOR

BEDROOM 1  
21'10" x 13'11"  
Built in wardrobes with mirror fronted sliding doors

DRESSING ROOM  
7'0" x 8'1"

EN SUITE SHOWER ROOM  
Shower cubicle  
Wash hand basin, wc

BEDROOM 2  
22'6" x 16'6"



BEDROOM 3  
21'9" x 14'7"

BEDROOM 4  
14'11" x 11'3"

BEDROOM 5  
14'11" x 10'8"

BATHROOM  
Free standing bath  
Separate shower cubicle  
Wash hand basin, wc

GARDENS AND GROUNDS

DOUBLE GARAGE

The property is set back from Sandford Avenue and approached over a long private driveway providing a great amount of privacy, further paved driveway providing ample parking.

The property is set on an extensive plot with mature front and rear gardens, laid to lawn with central feature pond and patio area providing an ideal entertaining space.

## HOW TO GET THERE

When approaching from Shrewsbury take the A49 south towards Church Stretton and at the traffic lights on the A49 turn left into Sandford Avenue. Continue along Sandford Avenue and the driveway to Halfway House will be found on the right hand side.



Total area: approx. 4035.2 sq. feet  
measured for comparison purposes only. Not to scale.  
Not intended as a legal document.

| 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 |           |

| 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 |           |

## 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.

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.

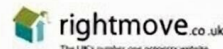
Council Tax Band : G

## 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



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