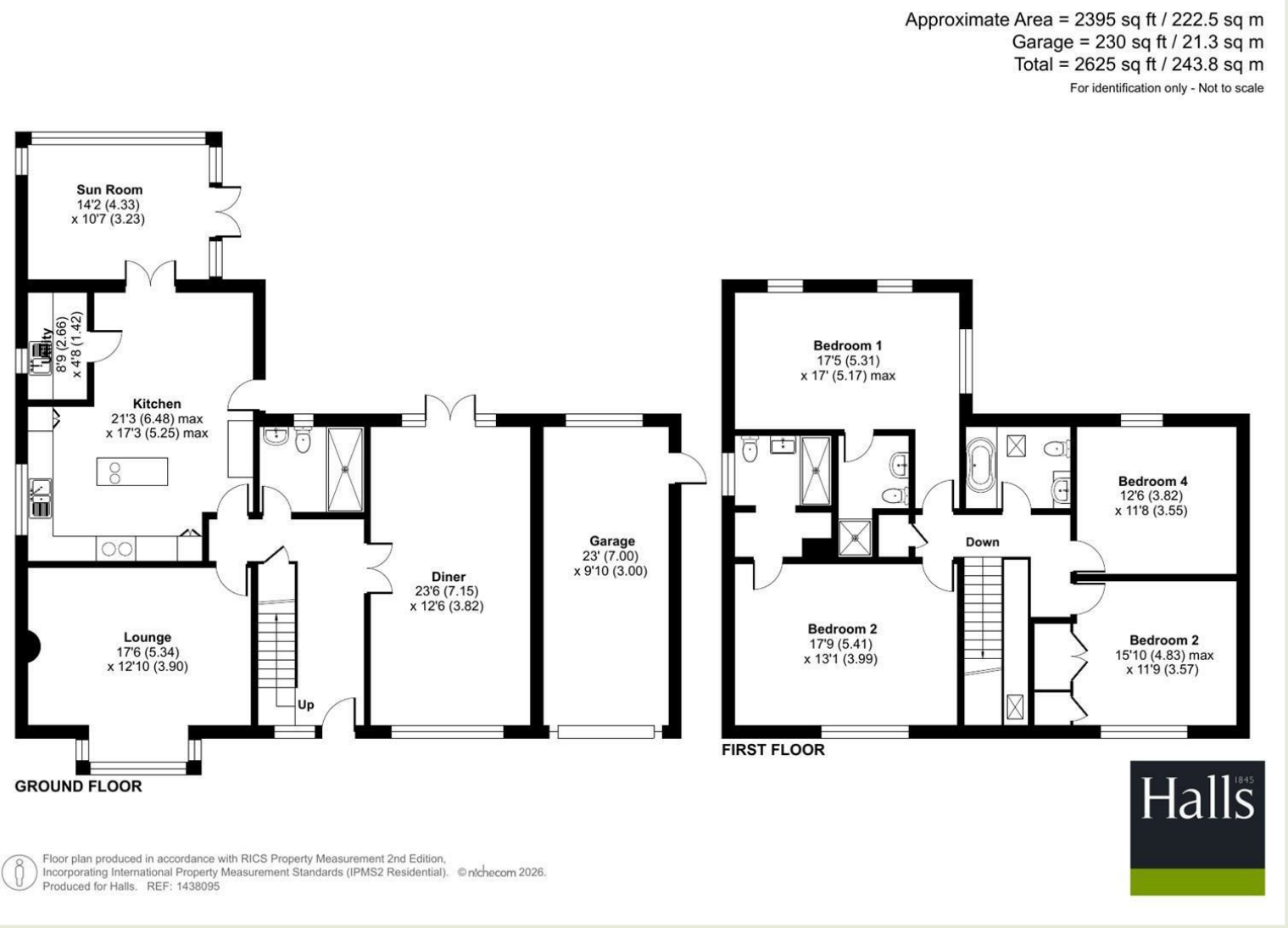
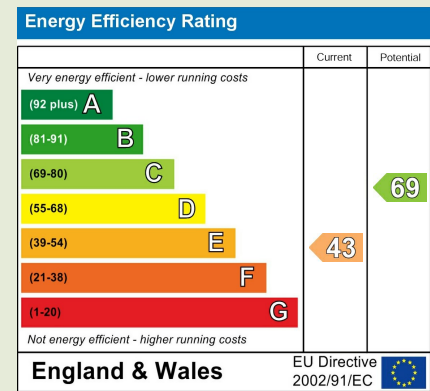




CYNCOED 4 SCHOOL LANE MARCHAMLEY | SHREWSBURY | | SY4 5LD



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



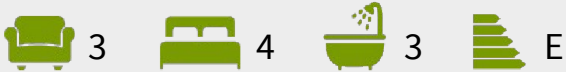
Halls SHREWSBURY SALES
2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ
01743 236444 shrewsbury@halls.gb.com
www.halls.gb.com



An immaculately presented and beautifully appointed detached family home, set with garaging, delightful gardens and far reaching views.

£2,350 Per Calendar Month

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Large detached house
- 4 bedrooms
- Spacious rooms
- Driveway parking and garage
- Substantial rear gardens

DIRECTIONS

From Shrewsbury, head north out of town on the A528 in the direction of Ellesmere. As you approach the Prees Heath area, follow signs to join the B5063 towards Wem or Hodnet. Stay on the B5063 for a short distance, then turn off following signs for Marchamley.

Continue into the village of Marchamley, and proceed along school lane, the property will be found elevated on the left hand side.

SITUATION

The property is attractively situated in a commanding position with elevated views to the front, providing a panoramic aspect over open countryside to the South Cheshire hills and Jodrell Bank (on a clear day) in the distance. Hodnet offers a good range of basic amenities centre, whilst a more comprehensive range of facilities can be found at Market Drayton, Whitchurch or Shrewsbury. Commuters will find the property is well placed for access to a number of commercial centres, including The Potteries and Telford. Golfing enthusiasts have ready access to the nearby club at Hawkstone Park.



DESCRIPTION

This immaculately presented and beautifully appointed detached family home has been finished to an exceptional standard throughout, offering spacious and versatile accommodation ideal for modern living.

The property opens into a welcoming reception hall, leading to a generous living room and an impressive formal dining room, which can also serve as a second reception space. At the heart of the home is a superb breakfast kitchen, featuring granite worktops, a range of integrated appliances, and a central island. This space flows seamlessly into a stunning garden room, with extensive glazing that floods the area with natural light and provides delightful views over the rear garden, along with direct access to a large sun terrace.

The ground floor is further complemented by a practical utility room and a well-appointed shower room.

To the first floor, there are four spacious bedrooms. Two benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property offers a generous gravelled driveway providing ample parking for multiple vehicles, along with an attached garage. The gardens are a particular highlight: the front features well-stocked shrub and flower beds, with far-reaching countryside views, while the rear boasts an extensive sun terrace ideal for outdoor seating and entertaining. Beyond this are beautifully maintained lawns and established borders filled with a variety of plants and mature trees, creating a private and picturesque setting.

GENERAL REMARKS



FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks rent will be required to be held by the DPS.

SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Septic tank drainage. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

