



Ashfield House, Windle Hill, Church Stretton, SY6 7AP

Shrewsbury & Country House Sales

MILLER  
EVANS



Ashfield House, Windle Hill, Church Stretton,  
SY6 7AP

**£795,000**

Freehold

- Unique detached home with one bedroom self-contained annexe
- Three reception rooms and study
- Breakfast kitchen, utility and cloakroom
- Five bedrooms (one with en suite bathroom) and large family bathroom
- Lower ground floor Annexe comprising; living room, kitchen, utility, bedroom and en suite bathroom
- Integral double garage and ample parking
- Large well stocked and well maintained gardens enjoying far reaching views
- Extensive plot within walking distance of local amenities
- The property benefits from gas fired central heating.



This unique, five bedroom detached family home with a one-bedroom self-contained annexe, is set on an extensive plot with outstanding countryside views and provides well planned, spacious and versatile accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, snug, breakfast kitchen, utility and study to the ground floor. On the first floor are five bedrooms, one with en suite shower room and a spacious family bathroom.

There is a self-contained annexe to the lower ground floor offering potential use as a flat/AirBNB, briefly comprising; entrance, utility, kitchen, living room, bedroom and en suite shower room.

Ashfield House enjoys a peaceful, elevated position on Windle Hill, just a short stroll from the charming market town of Church Stretton. Nestled in the heart of the Shropshire Hills, the property enjoys easy access to scenic walking trails, independent shops, cafe's and breath-taking countryside, making it the perfect base for relaxation and outdoor adventures. Church Stretton also benefits from having its own railway station, providing easy access to surrounding towns and villages.







#### ENTRANCE PORCH

#### INNER HALL

#### CLOAKROOM

Wash hand basin, wc

#### LIVING ROOM

18'2" x 17'11"

Feature fireplace

Two windows enjoying spectacular views

Double doors to:

#### DINING ROOM

17'1" x 11'0"

Large window to the rear

Rear access door

#### SNUG

11'2" x 13'0"

Sliding doors to rear patio

#### BREAKFAST KITCHEN

12'9" x 10'1"

Range of matching wall and base units with breakfast bar

Integrated appliances

#### UTILITY

Base units with inset sink

Side access door

#### STUDY

8'2" x 13'2"

#### STAIRCASE rises to FIRST FLOOR LANDING

#### BEDROOM 1

17'1" x 10'3"

Built in wardrobes

#### BEDROOM 2

14'2" x 17'1" (I shaped measurements)

Built in wardrobe

#### BEDROOM 3

12'8" x 10'3"

#### EN SUITE BATHROOM

Panelled bath, wash hand basin, wc

#### BEDROOM 4

9'3" x 7'5"

#### BEDROOM 5

6'9" x 5'9"

#### BATHROOM

Panelled bath, Shower cubicle, Bidet, Wash hand basin, wc

#### LOWER GROUND FLOOR / ANNEXE

#### ENTRANCE HALL

Store cupboard

#### UTILITY AREA

11'5" x 6'5"

#### KITCHEN

10'8" x 5'6"

Range of matching wall and base units



#### LIVING ROOM

10'8" x 11'10"

Side access door

#### BEDROOM

12'4" x 7'4"

Built in store cupboard

#### EN SUITE BATHROOM

Panelled bath, wash hand basin, wc

#### GARDENS AND GROUNDS

#### INTEGRAL DOUBLE GARAGE

The property is approached over a spacious driveway providing ample parking and access to the garage. Front gardens laid to lawn with well stocked flower and shrub beds and mature hedging.

Large rear garden laid to lawn with well stocked shrub beds and mature hedging affording the garden copious amounts of privacy. There is a paved terrace providing seating/entertaining space and steps rising to a balcony with wrought iron balustrade, providing additional seating area and enjoying spectacular far reaching views over the surrounding Stretton hills.

## HOW TO GET THERE

When approaching from Church Stretton on the A49 at the traffic lights, continue straight across onto Sandford Avenue and take the second right onto Hazler Road. Continue for some distance, eventually turning right into Windle Hill, where the property will be found at the end on the right hand side.



Total area: approx. 2936.1 sq. feet

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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. 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.

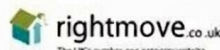
Council Tax Band : F

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER  
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FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ  
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4 The Square,  
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