



LYNDHURST

BICTON LANE | BICTON | SHREWSBURY | SY3 8EH





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Close to town amenities.

A DECEPTIVELY SPACIOUS AND HIGHLY VERSATILE DETACHED HOUSE,
IDEAL FOR THOSE SEEKING MULTIGENERATIONAL LIVING, SET WITH
LOVELY GARDENS IN A MOST CONVENIENT LOCATION.

Convenient and sought after location
Wonderful living space
Over 3000 sq ft of accommodation
Driveway and garage
Large landscaped gardens



Shrewsbury Office

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the Hollyhead Road (B4580) heading for Montford Bridge. At Bicton proceed passed the garage and continue taking the right turn down Bicton Lane. Proceed for a short distance the property will be found on the left hand side.

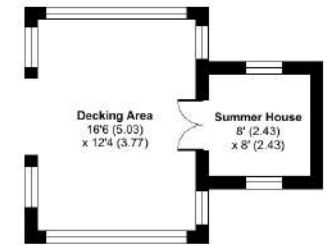
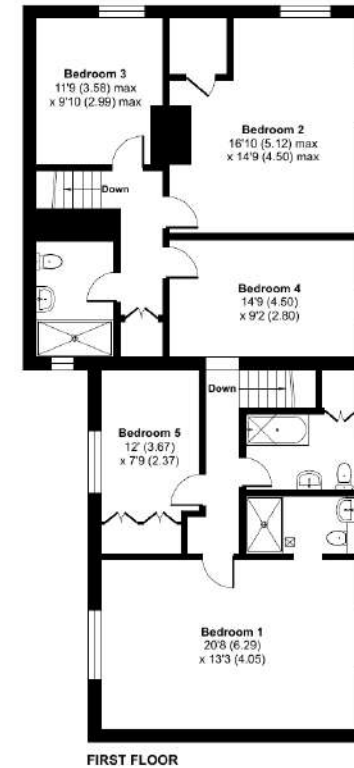
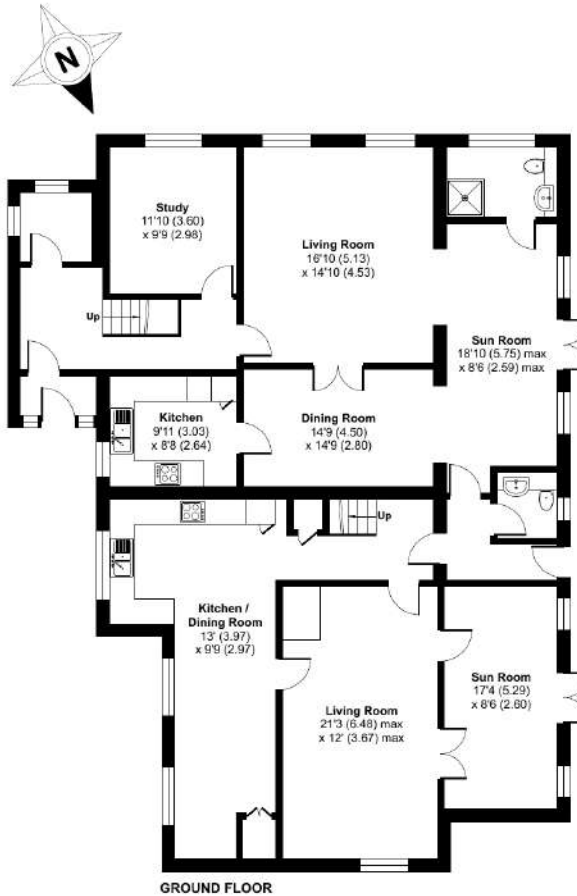
SITUATION

The property is situated in a sought after location in the village of Bicton, which provides a modern primary school, church, village club and hall. Shrewsbury town centre is easily accessible and includes a comprehensive shopping centre, an excellent selection of restaurants and facilities including a rail service. Commuters will find the nearby A5 provides ready access through to the M54 motorway to Telford or alternatively north up to Oswestry with further road links to Chester.

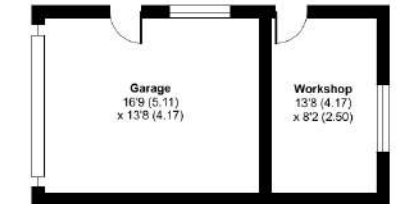
PROPERTY

Lyndhurst is a particularly spacious and highly versatile detached residence, extending to over 3,000 sq ft and offering exceptional accommodation ideally suited to large families or multi-generational living.

The ground floor provides an impressive range of reception space, beginning with a welcoming reception hall that leads through to a generous living room, dining room, and a bright and airy garden room. A fitted kitchen is complemented by a separate study, a contemporary wet room, and a guest WC.



OUTBUILDING 2



GARAGE / OUTBUILDING 1

Approximate Area = 3193 sq ft / 296.6 sq m (excludes decking area)

Garage = 229 sq ft / 21.2 sq m

Outbuildings = 176 sq ft / 16.3 sq m

Total = 3598 sq ft / 334.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1433417



To the rear, a further hallway opens into a delightful sun room, a generously proportioned sitting room, and an additional kitchen/dining area. Two staircases rise to the first floor, enhancing the home's adaptable layout.

Upstairs, there are five well-proportioned bedrooms, including a superb principal suite featuring a modern en suite shower room. The remaining bedrooms are served by a family bathroom and a separate shower room.





OUTSIDE

The property is approached via a driveway providing off-road parking, along with a garage and adjoining workshop.

The rear gardens are a particular highlight, beautifully maintained and thoughtfully landscaped to include expansive lawns, well-stocked shrub and flower borders, and a variety of terraces and seating areas, ideal for outdoor entertaining and al fresco dining. A charming summerhouse further enhances the appeal of this superb outdoor space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



