



OAK COTTAGE

STANTON UPON HINE HEATH | SHREWSBURY | SY4 4LR





WELCOME



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STANTON UPON HINE HEATH | SHREWSBURY | SY4 4LR

Shrewsbury 7.3 miles | Telford 15 miles | Oswestry 22.1 miles
(all mileages are approximate)

AN ATTRACTIVE AND SPACIOUS THREE BEDROOM DETACHED HOME,
OFFERING EXCELLENT LIVING ACCOMMODATION SET WITH GARDENS
AND A CONVERTED GARAGE IN A POPULAR VILLAGE.

A wonderful position in the village
Open plan kitchen/dining room with French doors to the rear gardens
Sitting room with log burning stove
Principal bedroom suite with en-suite, 2 further bedrooms and a family bathroom
Converted garage that now offers a home office/gym and storage to the front



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///weekend.resold.matchbox

From Shrewsbury take the A53 for Market Drayton heading towards the village of Shawbury. Continue through Shawbury and just before Heal Eggs turn left signposted Stanton 1 mile. Proceed down Moreton View and approaching the village bear to the left into the village and property will be seen on the right hand side.

SITUATION

Stanton Upon Hine Heath is an old historic village set slightly elevated against the River Roden and there is a popular and active public house. The historic county town of Shrewsbury offers a wider range of recreational and educational facilities. The area has excellent local private and state schools, with Prestfelde, Birchfield and Packwood Haugh Preparatory Schools all nearby. Shrewsbury School, Shrewsbury High School, Wrekin College, Newport and Wolverhampton Grammar Schools, for secondary education, are all close by. The A53 to Shrewsbury provides good access to the A49 north towards Chester and the M54 towards Wolverhampton and Birmingham. There is a mainline train service to London from Shrewsbury.

PROPERTY

A beautifully presented three-bedroom detached family home, ideally situated in the heart of this highly sought-after North Shropshire village, offering excellent access to both Shrewsbury and Telford.

Occupying a wonderful central village position, Oak Cottage provides spacious and versatile accommodation throughout, benefitting from oil-fired central heating and double glazing. The property combines character features with modern family living, making it an ideal home for a range of buyers.

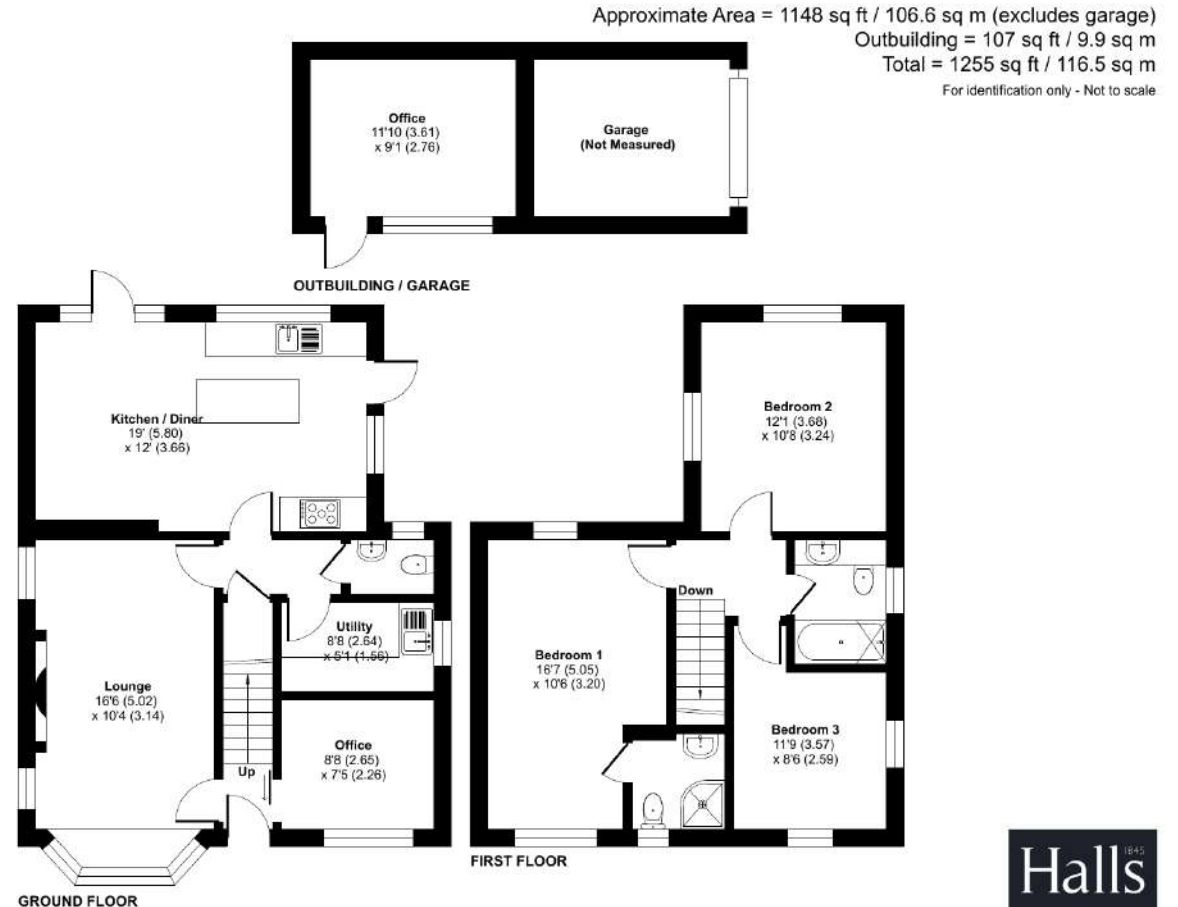


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1462811

The accommodation briefly comprises an inviting entrance hallway, guest cloakroom, an excellent sitting room featuring a charming log-burning stove, and a superb open-plan kitchen/dining room with French doors opening onto the rear patio and gardens - perfect for entertaining and family life. There is also a practical utility room.

Upstairs, the property offers a generous principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

A spacious and attractive family home in a prime village setting, early viewing is highly recommended.





OUTSIDE

Externally, the property enjoys attractive rear gardens with patio seating areas, together with a private driveway providing off-road parking. The converted garage has been thoughtfully adapted to create a useful home office/gym space, while retaining valuable storage to the front.

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

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. 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.



