



159 Alkington Road, Whitchurch, SY13 1SX

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Freehold £660,000



This impressive Victorian four-bedroom detached home, set within approximately 1.66 acres and within walking distance of the town centre, offers a superb blend of period charm and modern living, with versatile accommodation including bay-fronted reception rooms, a kitchen/diner with island, sun room opening onto a large patio, vaulted living room with exposed beams and log burner, four bedrooms including a principal en-suite, and extensive gardens with paddock and open field views.

- Impressive Victorian four-bedroom detached home
- Set within approximately 1.66 acres of gardens and paddock
- Within walking distance to the town centre and local amenities
- Beautiful open field views to the rear
- Character features including Victorian tiled flooring and bay windows
- Spacious kitchen/diner with central island and breakfast seating
- Stunning living room with vaulted ceilings
- Sun room opening onto a large patio seating area
- Ample off-road parking plus large timber shed
- EPC C, Council tax band D



This substantial Victorian four-bedroom detached residence is ideally located within walking distance of the town centre, offering convenient access to a wide range of local amenities while enjoying a peaceful setting with stunning open field views to the rear. Set within approximately 1.66 acres, the property enjoys extensive gardens and a large paddock, making it perfect for equestrian use or those seeking a lifestyle property with space, privacy, and versatility. The impressive grounds perfectly complement the character and scale of the home itself.

The property beautifully blends period charm with generous, well-designed living accommodation. Upon entering, you are welcomed by an attractive entrance hall featuring original Victorian tiled flooring. To the right, a well-proportioned sitting room/study and a formal dining room both benefit from large bay windows to the front, allowing plenty of natural light to flood in.

To the rear of the property, a bright and airy sun room with patio doors opens directly onto a large patio dining seating area, creating an ideal space for outdoor dining and entertaining. Adjacent is a spacious kitchen/diner, thoughtfully designed with a central island incorporating breakfast seating, along with ample space for a more informal or seating area. A separate utility room adds further convenience.



A standout feature of the home is the impressive rear living room, boasting vaulted ceilings with exposed oak beams and a charming log burner, offering a warm and inviting environment with views over the gardens.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom enjoys beautiful open field views and benefits from a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a heritage suite, including a freestanding bath and separate shower.

Externally, the property offers ample off-road parking, a large timber shed, and expansive outdoor space ideal for a variety of uses. With its combination of period character, spacious and versatile accommodation, and outstanding grounds, this property represents a rare opportunity to acquire a truly special home in a highly desirable location.



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## LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## DIRECTIONS

From the centre of town proceed into Mill Street and continue left into Highgate and then take the first right into Alkington Road, proceed along this road for approximately 1/4 of a mile and the property can be found on the right hand side.

## LOCAL AUTHORITY

Council Tax Band D .Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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## SITTING ROOM

12' x 11' 3" (3.66m x 3.43m)

## DINING ROOM

21' 4" x 14' 2" (6.5m x 4.32m)

## KITCHEN/DINER

23' 5" x 14' 8" (7.14m x 4.47m)

## UTILITY ROOM

9' 8" x 9' 6" (2.95m x 2.9m)

## SUN ROOM

14' 4" x 14' (4.37m x 4.27m)

## LOUNGE

31' 4" x 17' 2" (9.55m x 5.23m)

## MASTER BEDROOM

15' x 10' 4" (4.57m x 3.15m)

## ENSUITE

7' 2" x 2' 8" (2.18m x 0.81m)

## BEDROOM TWO

11' 9" x 11' 4" (3.58m x 3.45m)

## BEDROOM THREE

12' x 12' (3.66m x 3.66m)

## BEDROOM FOUR

11' 3" x 8' 9" (3.43m x 2.67m)

## FAMILY BATHROOM

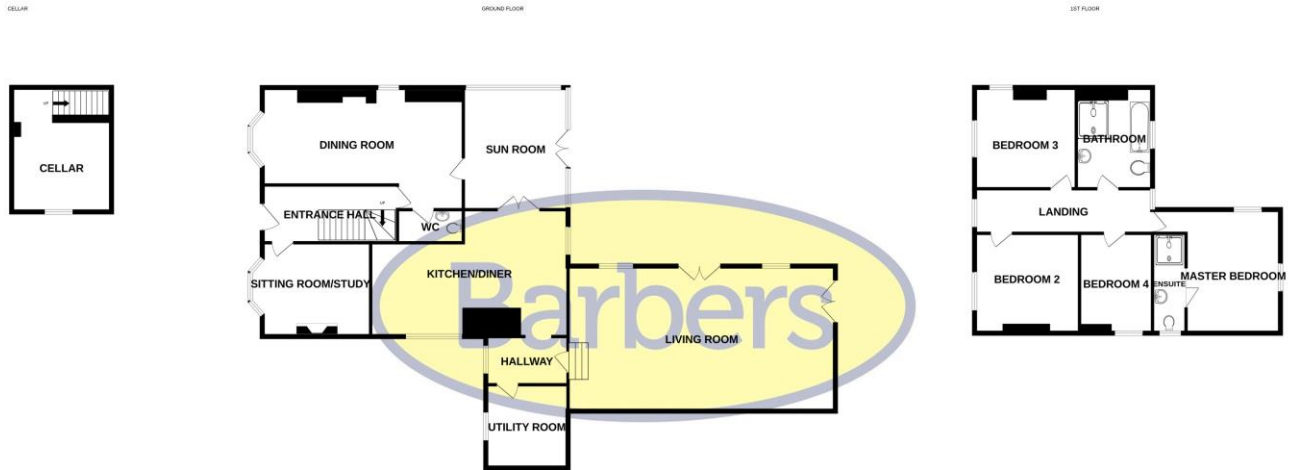
11' 3" x 8' 9" (3.43m x 2.67m)

## CELLAR

11' 3" x 11' 1" (3.43m x 3.38m)

## TIMBER SHED

20' 1" x 15' 7" (6.12m x 4.75m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
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