



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Barn Stone Cottage, St. Andrews Close, Hope  
Bowdler, Church Stretton, SY6 7EN**

**£625,000  
Asking Price**

To view this property please call us on **01743 236 800** Ref: C7721/WM/KQ



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# A charming well presented, four bedroom detached family home.

This well presented four bedroom detached family home provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, dining room, kitchen/breakfast room, utility, cloakroom, living room, conservatory, study, master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and parking. Neatly kept rear gardens. The property benefits from oil fired central heating and 10 PV solar panels (owned outright)

The property occupies a beautiful setting in this small cul-de-sac, in the attractive village of Hope Bowdler, which is approximately 1.5 miles from Church Stretton. Church Stretton offers an excellent range of amenities, including primary and secondary schools, rail and bus services, doctors, dentist and Vets, restaurants, co-op supermarket and the surrounding hills provide a wonderful opportunity for recreational pursuits. The nearby town of Shrewsbury, Much Wenlock, Telford and Ludlow are also easily accessible.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Two windows to the side  
Two understairs store cupboards

### LIVING ROOM

18'5" x 14'3" (5.62m x 4.35m)  
Feature Inglenook fireplace  
Window to the front  
French doors to:

### CONSERVATORY

Windows enjoying panoramic views of the garden  
French doors to the garden

### DINING ROOM

9'8" x 14'5" (2.95m x 4.39m)  
Window to the front

### KITCHEN / BREAKFAST ROOM

8'6" x 14'5" (2.58m x 4.39m)  
Range of matching wall and base units  
Some integrated appliances  
Window to the rear

### UTILITY

11'1" x 8'4" (3.39m x 2.53m)  
Base units with sink  
Rear access door

### STUDY

10'4" x 8'2" (3.16m x 2.48m)

### SEPARATE WC

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING with built in airing cupboard.

### BEDROOM 1

18'4" x 14'3" (5.59m x 4.35m)  
Two windows to the side  
Fitted storage cupboards  
Window to the front

### EN SUITE SHOWER ROOM

Large shower cubicle  
Wash hand basin, wc  
Window to the side

### BEDROOM 2

9'8" x 14'5" (2.94m x 4.39m)  
Window

### BEDROOM 3

8'4" x 14'5" (2.55m x 4.39m)  
Window

### BEDROOM 4

10'0" x 12'2" (3.04m x 3.70m)  
Window

### BATHROOM

Panelled bath  
Shower cubicle  
Wash hand basin, wc  
Window

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached through wooden entrance gates over a spacious driveway providing ample parking and access to the garage. Gravelled front garden with a range of shrub beds and borders.

REAR GARDEN mainly laid to lawn with floral and shrubbery borders, paved patio area and further decked area, mature hedging affording the garden privacy. Greenhouse (8 x 10)











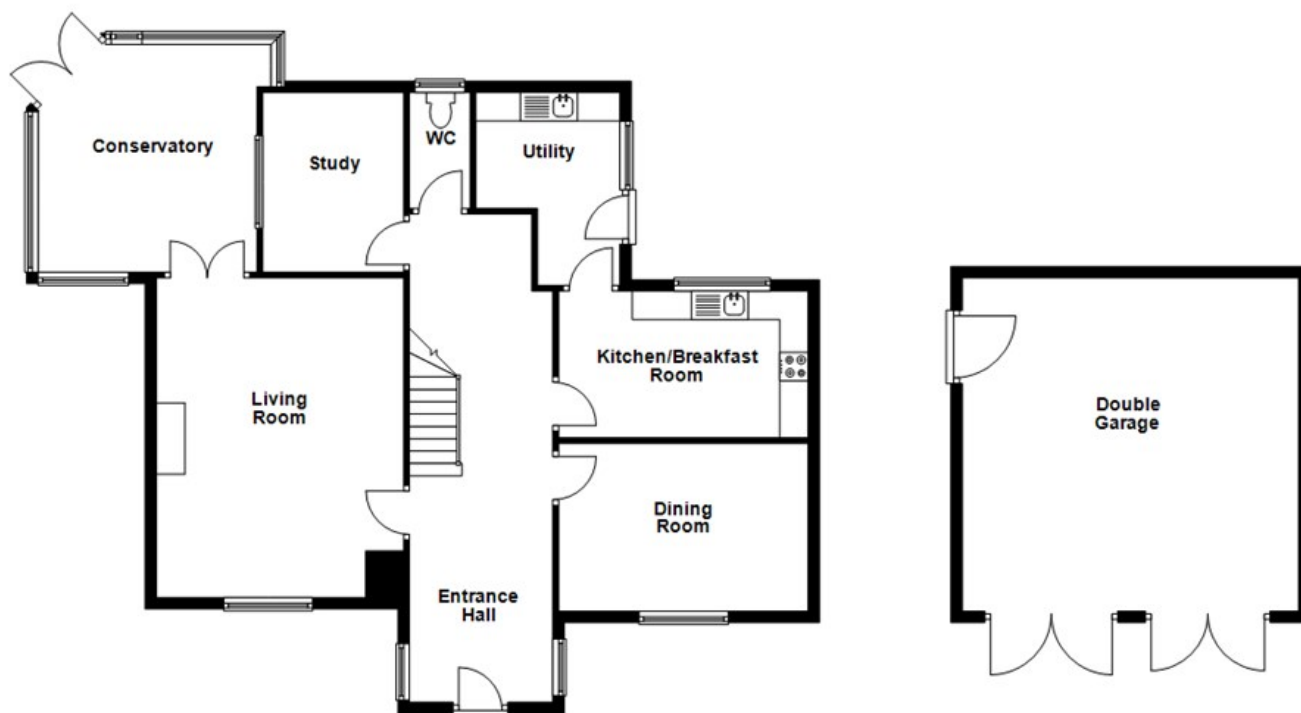




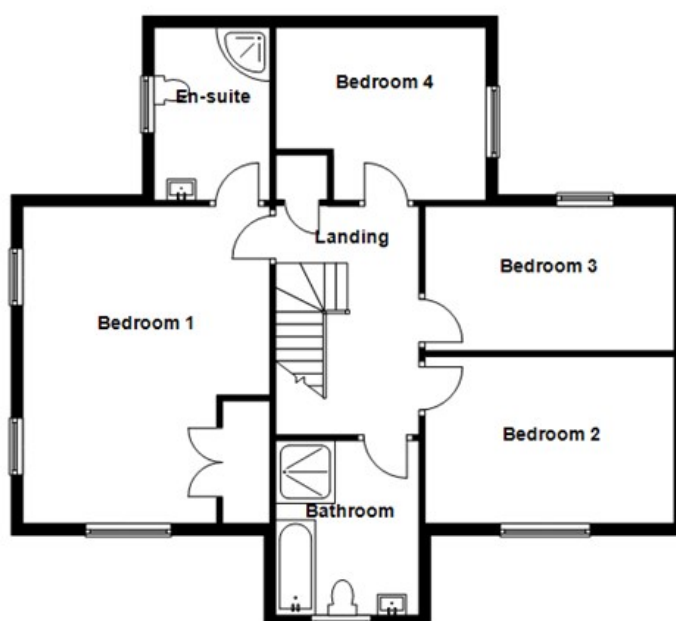


## FLOOR PLANS ...

Ground Floor



First Floor

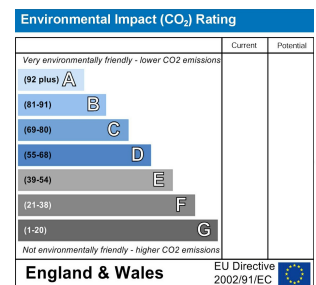
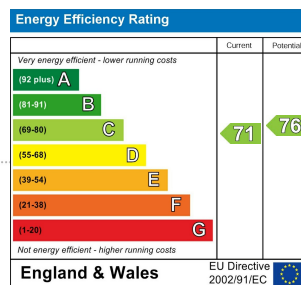


Total area: approx. 2438.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed straight over the A49 at the traffic lights and up Sandford Avenue towards Much Wenlock. Follow this road into Hope Bowdler and as the road goes down into the village, turn right towards Ticklerton and immediately left into St Andrews Close, where the property is the first found on the left hand side.



### SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Council Tax Band: G

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.

### 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.

### 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 you with your decision to move.

FIND OUR PROPERTIES ON:



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