

CYNCOED 4 SCHOOL LANE

MARCHAMLEY | SHREWSBURY | SHROPSHIRE | SY4 5LD







An immaculately presented and beautifully appointed detached family home, set with garaging, delightful gardens and far reaching views.

£2,350 Per Calendar Month



3 4 3 E

- **Large detached house**
- **4 bedrooms**
- **Spacious rooms**
- **Driveway parking and garage**
- **Substantial rear gardens**

DIRECTIONS

From Shrewsbury, head north out of town on the A528 in the direction of Ellesmere. As you approach the Prees Heath area, follow signs to join the B5063 towards Wem or Hodnet. Stay on the B5063 for a short distance, then turn off following signs for Marchamley.

Continue into the village of Marchamley, and prooceed along school lane, the property will be found elevated on the left hand side.

SITUATION

The property is attractively situated in a commanding position with elevated views to the front, providing a panoramic aspect over open countryside to the South Cheshire hills and Jodrell Bank (on a clear day) in the distance. Hodnet offers a good range of basic amenities centre, whilst a more comprehensive range of facilities can be found at Market Drayton, Whitchurch or Shrewsbury. Commuters will find the property is well placed for access to a number of commercial centres, including The Potteries and Telford. Golfing enthusiasts have ready access to the nearby club at Hawkstone Park.



DESCRIPTION

This immaculately presented and beautifully appointed detached family home has been finished to an exceptional standard throughout, offering spacious and versatile accommodation ideal for modern living.

The property opens into a welcoming reception hall, leading to a generous living room and an impressive formal dining room, which can also serve as a second reception space. At the heart of the home is a superb breakfast kitchen, featuring granite worktops, a range of integrated appliances, and a central island. This space flows seamlessly into a stunning garden room, with extensive glazing that floods the area with natural light and provides delightful views over the rear garden, along with direct access to a large sun terrace.

The ground floor is further complemented by a practical utility room and a well-appointed shower room.

To the first floor, there are four spacious bedrooms. Two benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property offers a generous gravelled driveway providing ample parking for multiple vehicles, along with an attached garage. The gardens are a particular highlight: the front features well-stocked shrub and flower beds, with far-reaching countryside views, while the rear boasts an extensive sun terrace ideal for outdoor seating and entertaining. Beyond this are beautifully maintained lawns and established borders filled with a variety of plants and mature trees, creating a private and picturesque setting.





GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

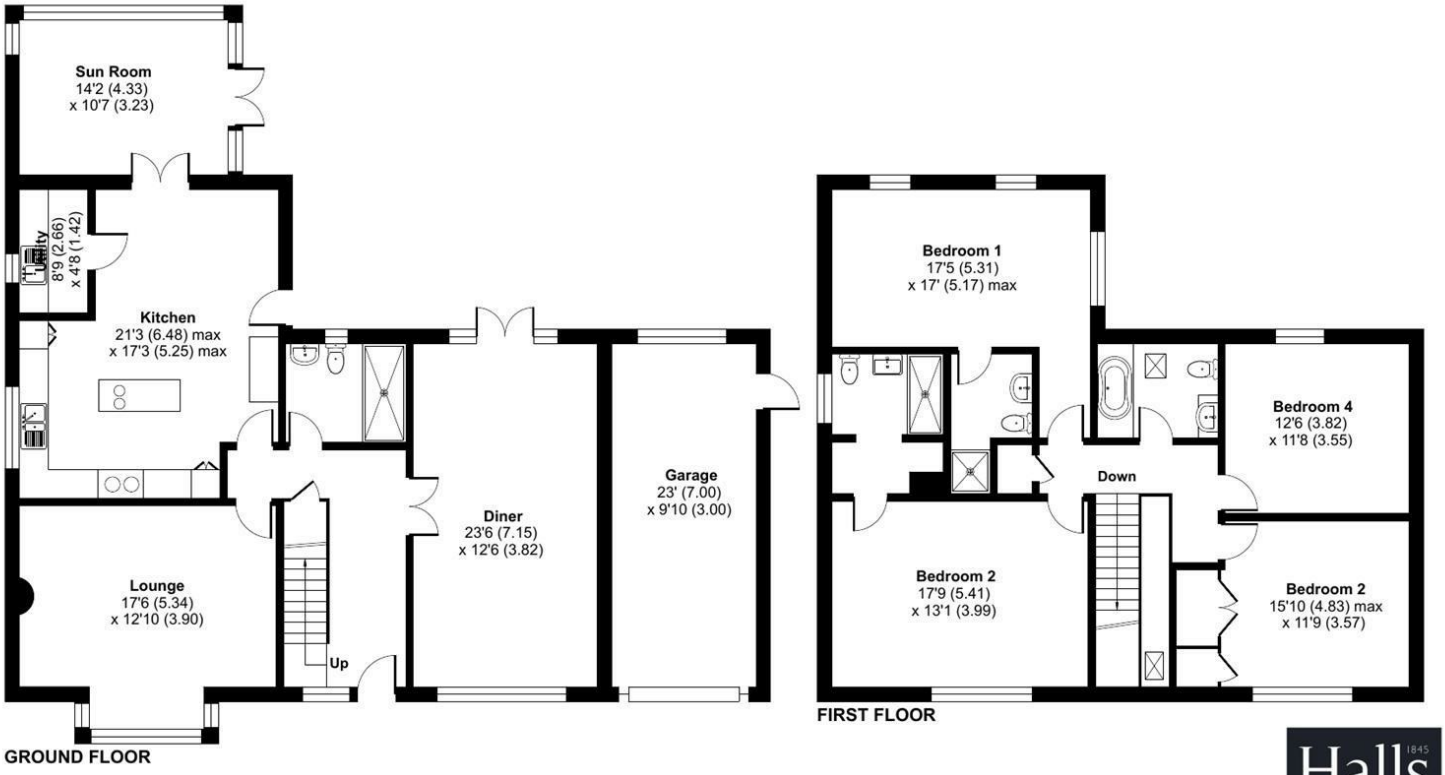
TERMS OF LEASE
Available on an assured periodic tenancy. A security deposit of 5 weeks rent will be required to be held by the DPS.

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

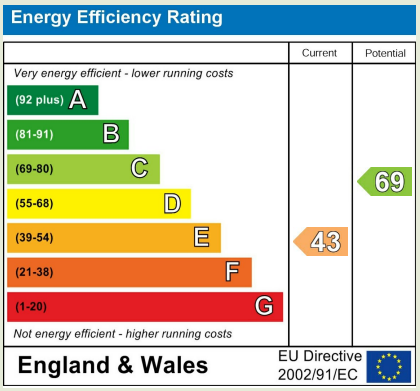
COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 2395 sq ft / 222.5 sq m
Garage = 230 sq ft / 21.3 sq m
Total = 2625 sq ft / 243.8 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). ©nichecom 2026. Produced for Halls. REF: 1438095



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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SHREWSBURY LETTINGS
2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ
01743 236444 shrewsbury@hallsgb.com
www.hallsgb.com

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