



Sunninghill, Summerhouse Lane, Longden, Shrewsbury, SY5 8HA

5 bedroom detached house — £1,035,000 Freehold

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sales@cgpooks.co.uk

Located in a wonderful fringe of village setting with magnificent south facing views across the adjoining open countryside and South Shropshire hills. This is a truly impressive and substantial architect designed home, offering well planned and stylish accommodation that's finished to a high specification, with a beautiful private garden.

KEY FEATURES

- Entrance hall with oak parquet flooring and glazed double doors opening to the kitchen/family room. There are also further doors to a cloakroom and a snug which has the same flooring as the hallway, bay window to front and woodburning stove.
- Superb 70 sqm semi open plan kitchen and family room with dining area. This impressive room has windows to two elevations, large light lantern and two sets of bi-folding doors (with built in blinds) opening onto the rear garden. There is wood effect flooring throughout, a Charnwood stove in the living area and an extensive modern range of units in the kitchen area, with an island unit and breakfast bar, as well as high quality integrated appliances. Next to the kitchen is a separate boot room/utility that's fitted to the same standard as kitchen and also provides side access.
- There is also a good sized living room with window, further bi-folding doors to rear and door to an adjoining inner hall which connects to the integral double garage.
- Staircase from hall to the first floor landing with walk in airing/laundry cupboard and five double bedrooms (Bedroom 5 is currently being used as a home office), a large well appointed family bathroom with separate walk in shower. Additionally, two of the bedrooms have Juliet balconies with stunning views and ensuite shower rooms. The main bedroom also has a walk in dressing room.
- There is a further staircase from the first floor landing to the second floor, where there is an additional bedroom/office which has a Velux cabrio balcony window providing far reaching views. There is also plenty of eaves attic storage.
- The property was completely redeveloped and extended in 2021, incorporating Cat 6 sockets throughout house and workshop, Warmcore aluminium double glazed windows and mains gas central heating system which is partially underfloor.
- Electric gated access to an extensive block paved private driveway that provides parking for several cars, as well as access to the large double garage (6m x 6m)
- The property is set within large private gardens which directly adjoin open fields and are laid to lawn with paved sun terracing, established beds, trees and hedging. There is also a vegetable garden, children's play area and a large workshop/store.
- Lovely semi rural location on the edge of the village, yet only a few minutes walk to a great local store and pub, as well as the village primary school. You are also on the door step to some of the best countryside in Shropshire, whilst still only being a 10 minute drive from Shrewsbury.

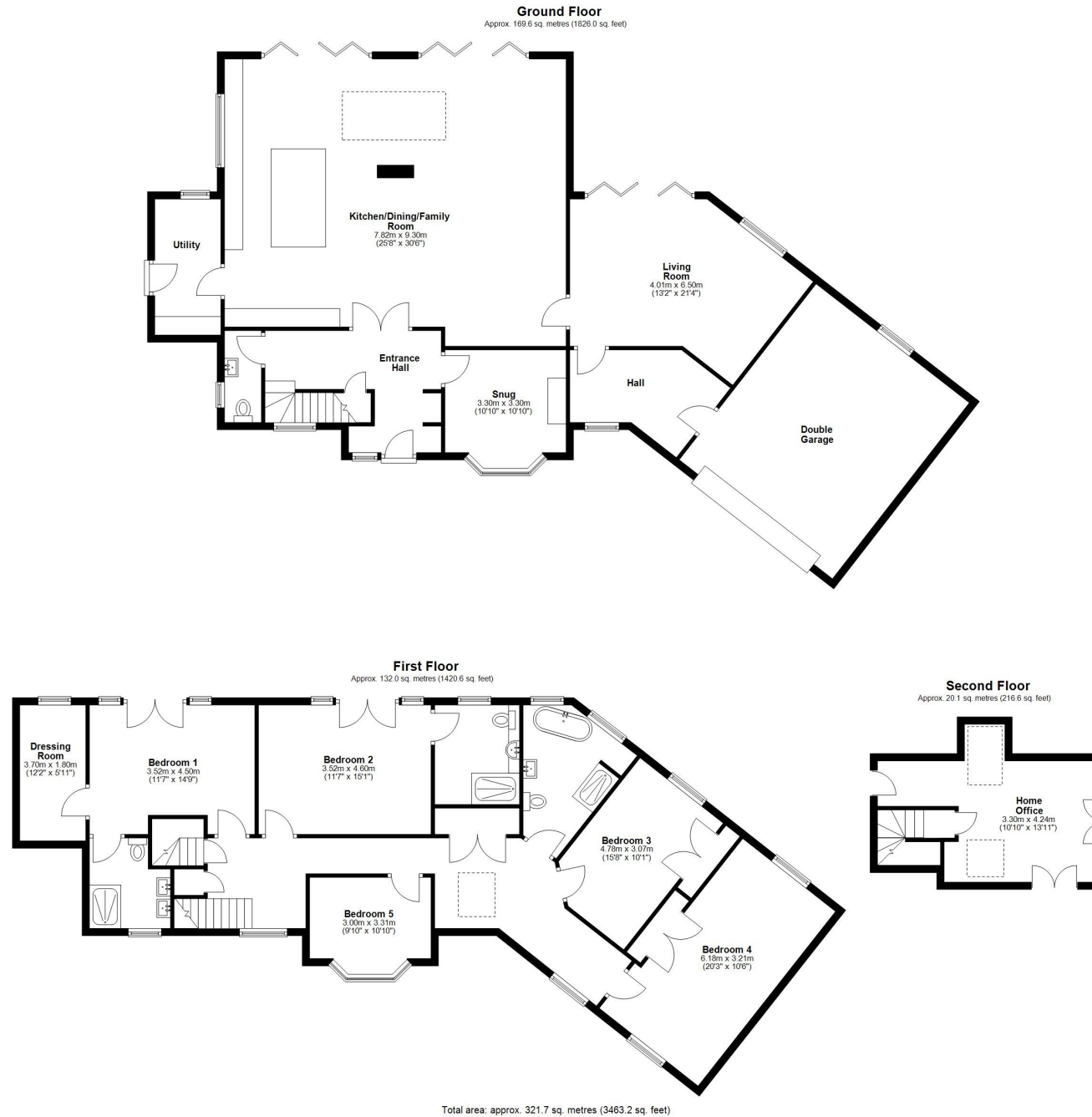


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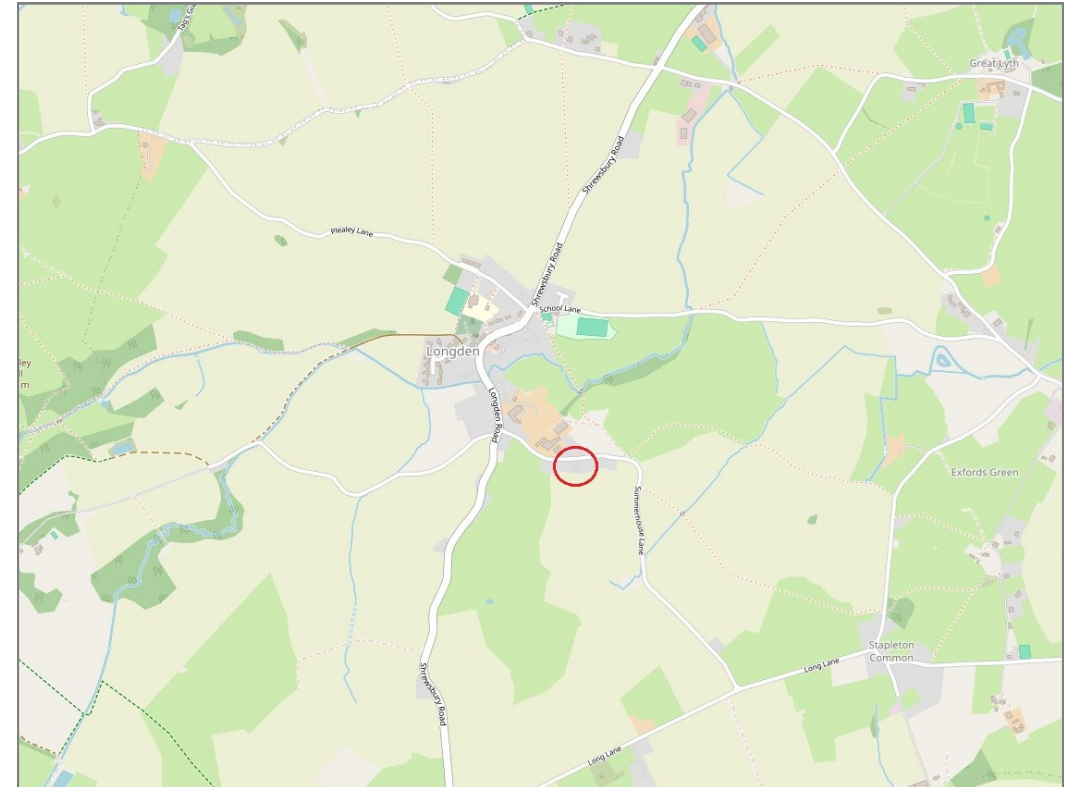
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

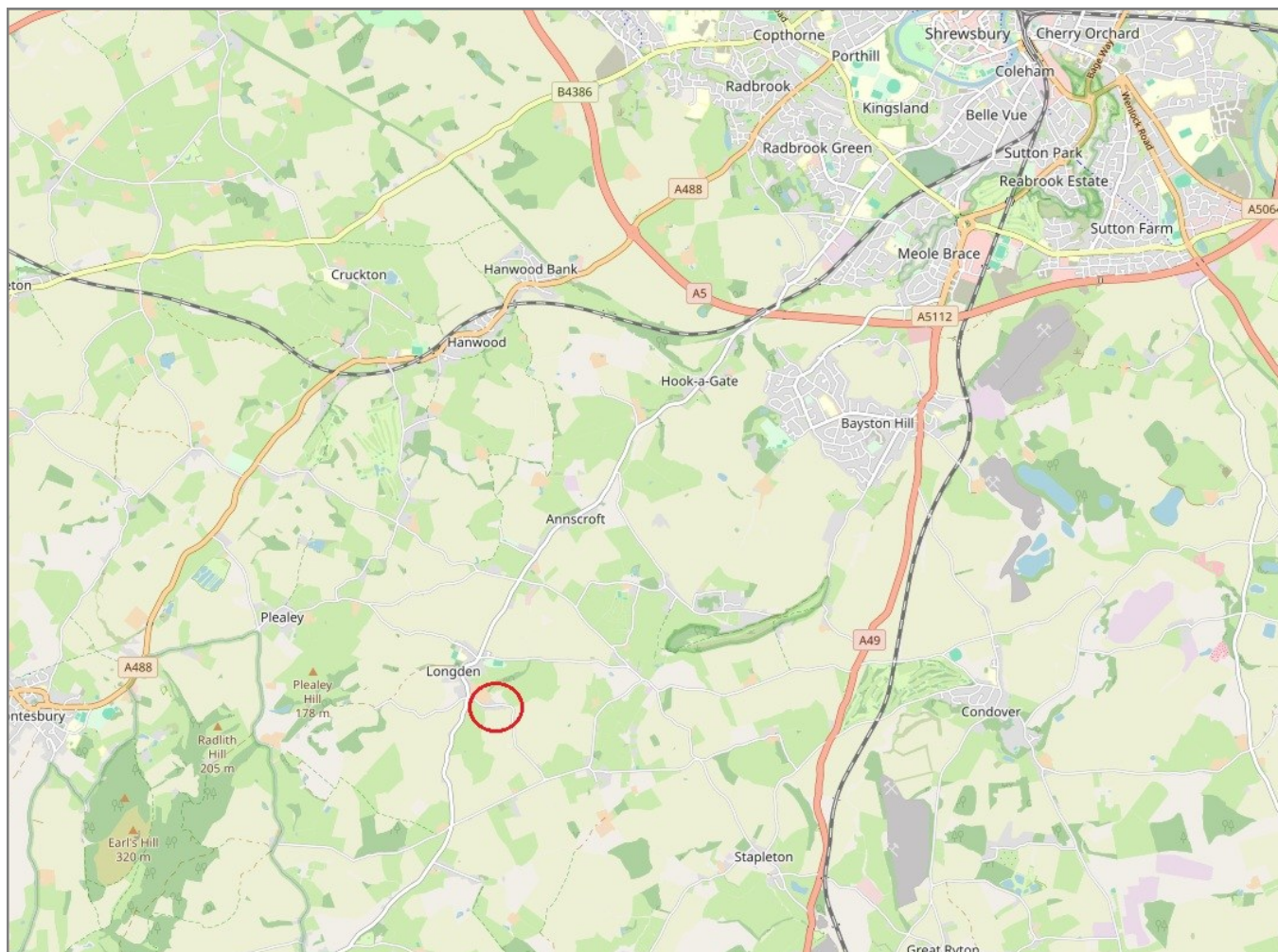
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