



1 Roundton Place, Churchstoke, Montgomery, Powys

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

1 Roundton Place, Churchstoke Montgomery Powys SY15 6FF

An attractive brand new four bedroom detached home with wonderful hillside views

Churchstoke 1.9 miles, Montgomery 5 miles,
Welshpool 9 miles, Shrewsbury 23 miles,
Oswestry 24 miles, Ludlow 25 miles

Kitchen/dining room | Sitting room | Study
Utility room | Log burner | Downstairs
cloakroom | 4 Bedrooms | 2 En suites | Family
bathroom | Underfloor heating to ground floor
Air source heat pump | Double garage
Driveway | Garden | Home sprinkler system
Vehicle charging point | Countryside views

EPC rating B

The property

1 Roundton Place offers generous accommodation over two floors and benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heat pump, home sprinkler system, well equipped kitchen, stylish bathroom and en suites and double garage with electric roller door and vehicle charging point.

Approached by a covered porch the welcoming entrance hall leads to the kitchen/dining room and cloakroom, staircase with under stairs storage cupboard leads to the first floor, there is also an additional handy storage cupboard.

The well-equipped kitchen area offers a range of wall and floor units with quartz worktops which incorporates a breakfast bar. The modern appliances consist of induction hob with extractor fan above, oven, microwave, upright

fridge freezer, dishwasher and wine cooler. The neighbouring utility room has base level cupboard units, appliance space and additional storage cupboard, a door gives side access to the garden. The separate double aspect sitting room accessed by part glazed doors from the kitchen/dining room boasts an attractive feature log burner. Both the dining area and sitting room have doors which lead to the rear garden, ideal for entertaining and alfresco dining, there is also a study on the ground floor with views across the countryside.

On the first floor there are four bedrooms, stylish family bathroom and two en suites. The rear aspect principal bedroom with Juliet balcony and country views has a three piece en suite consisting of a walk-in shower, wash hand basin with cupboard under, heated towel rail, tiled floor and LED mirror. Bedroom two has countryside views, double built in wardrobes and modern three-piece ensuite. Bedrooms three and four both benefit from built in wardrobes. The four-piece bathroom consists of bath and separate walk in shower, wash hand basin with cupboard under, tiled flooring, small airing cupboard, heated towel rail and LED mirror.

Kitchen 4.49m x 3.22m
Dining Area 4.7m x 3.22m
Sitting Room 5.7m x 4.1m
Utility Room 2.86m x 2.23m
Study 2.29m x 1.69m
Principal Bedroom 4.23m x 4.09m
Bedroom Two 3.79m x 3.54m
Bedroom Three 3.66m x 3.22m
Bedroom Four 3.23m x 3.09m
Family Bathroom 3.14 x 2.22m

Directions

Follow Sat Nav to SY15 6FF
[What3words curated.movements.ownership](https://www.what3words.com/c/curated/movements/ownership)



Outside

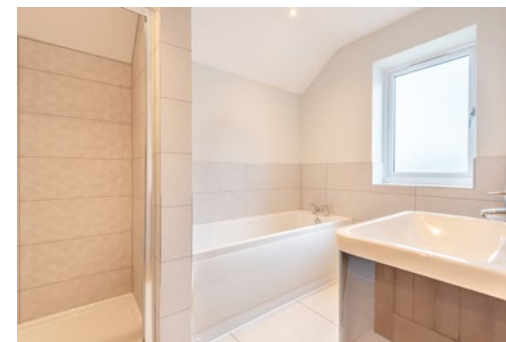
The rear garden with wonderful hillside views is mainly laid to lawn and has a paved patio, power points and courtesy lights, paved pathways lead from both sides of the property giving side access to front via gates. The air source heat pump is located to the side of the property.

The property is approached by a generous tarmacadam driveway giving parking for numerous vehicles, the driveway is complimented by a double garage with electric roller door, vehicle charging point power and light, eaves storage space and personal door to garden.

Location

1 Roundton Place occupies a pretty position in the village of Churchstoke which benefits from a supermarket, primary school and two public houses. The historic town of Montgomery offers a further variety of amenities including a school, shops, post office, public houses, restaurants and a library. The bustling town of Shrewsbury and the market towns of Oswestry and Welshpool are within easy commuting distance offering a more extensive range of facilities.

The A5 from Shrewsbury provides excellent access to the M54 and the national motorway network. Access to the intercity railway network is via Welshpool and there are international airports at Birmingham, Manchester and Liverpool.





General

Local Authority: Powys

Services: Mains Drainage, Water & Electricity, Air Source Heat Pump.

Council Tax: Unallocated

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Warranty: LABC - 10 years

Guide Price: £650,000

Agents Notes: The access to the driveway is shared with one neighbouring property both of whom have equal responsibility and ownership.



Shrewsbury

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