



4 Roundton Place, Churchstoke, Montgomery, Powys

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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

EPC Rating B

The property

No.4 Roundton Place offers flexible 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 garage with electric roller door.

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

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 wall and floor units and additional appliance space, a door gives side access to the garden. The dining/family area which boasts an attractive feature log burner has both bi fold doors and double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining, there are also doors which lead from the family area to the front aspect sitting room.

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

Kitchen/Dining Area 5.08m x 3.44m

Family Area 4.58m x 4.08m

Sitting Room 4.09m x 3.40m

Utility Room 2.66m x 2.12m

Principal Bedroom 3.65m x 3.48m

Bedroom Two 3.82m x 2.74m

Bedroom Three 3.35m x 2.74m

Bedroom Four 3.42m x 3.00m

Family Bathroom 3.32m x 2.34m

Directions

Follow Sat Nav to SY15 6FF

What3words curated.movements.ownership



Outside

The rear garden with wonderful hillside views is mainly laid to lawn and has a full width paved patio, outside tap 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 rear of the property.

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

Location

4 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

Guide Price: £575,000

Warranty: LABC - 10 years.


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

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Oct 2023. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

