



Wycherley, Clive, Nr. Shrewsbury, Shropshire

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Wycherley Back Lane, Clive, Nr. Shrewsbury, Shropshire, SY4 3LA

A spacious and beautifully appointed four-bedroom family home with extensive gardens set in a sought-after village near Shrewsbury

Shrewsbury 8 miles, Ellesmere 11 miles, M54 (Jct 7) 14 miles, Oswestry 17 miles, Chester 34 miles

Railways stations at Yorton (0.7miles) and Shrewsbury

Reception hall | Kitchen/dining room | Sitting room | Family area | Sun room | Utility | Home office | Cloakroom | Four bedrooms | Two bathrooms | Large gardens | Garden room | Double garage | Store | EPC rating D

The property

Constructed in the 1950's, Wycherley has served as the much loved home of one family for nearly 50 years. Over the past decade, the house has undergone a scheme of renovation and redecoration works to create stylishly appointed accommodation with an easy flow of rooms that maximise on far-reaching views.

The ground floor accommodation leads from a spacious reception hall featuring a contemporary floating staircase with a glass balustrade. At the heart of the house is a superb open plan kitchen and dining room providing a comfortable space for both everyday living and large scale entertaining, with two sets of French doors opening out to the garden. The kitchen

is fitted with shaker style cabinetry under Silestone work surfaces and features a range of Neff appliances and central breakfast island. A family room with contemporary electric fire opens into the sitting room, both with double doors. A scullery links the utility room with WC to the sunroom, home office, garage and store room.

Upstairs there are four well-proportioned double bedrooms, all overlooking the rear gardens. The principal bedroom has its own dressing room and sliding doors opening onto a balcony. A family bathroom and a shower room service the bedrooms.

Outside

At the front of the house is a large sweeping driveway and turning circle, which provides ample parking and access to the integrated garage.

The delightful south-facing gardens are a particular feature of Wycherley, offering a blend of formal structure and classic parkland style grounds, which draw the eye to the open views. From the rear of the house, a paved terrace extends into a Mediterranean gravel garden with a number of raised beds and variety of specimen trees. Beyond a marvellous swathe of hydrangea "Limelight" a charming timber garden room enjoys a wonderful aspect over large borders stocked with a variety of herbaceous flowering plants.

The grounds and garden extend to around 0.82 acre overall.





Location

Wycherley is located in the peaceful village of Clive, surrounded by breath-taking Shropshire countryside and just eight miles north of the bustling and historic country town of Shrewsbury. The village has a primary school, a medical practice, All Saints Church, village hall and club house, beauty salon, with a cricket club in nearby Grinshill. Shrewsbury offers an extensive range of shopping, leisure and social facilities.

The county is renowned for its schooling in both the state and private sectors including Shrewsbury School, Shrewsbury High School, Ellesemere College, Moreton Hall, Packwood and Prestfelde. The A5/M54/M6 are within easy reach giving access to Birmingham, Telford and the West Midlands conurbation. From Shrewsbury the A5 also provides quick access to mid and north Wales and links with the A53 to the Potteries and the A49 to Chester and Manchester. Rail services can be accessed at Yorton (2 miles) where there are services to Shrewsbury, Crewe, Manchester and Cardiff.

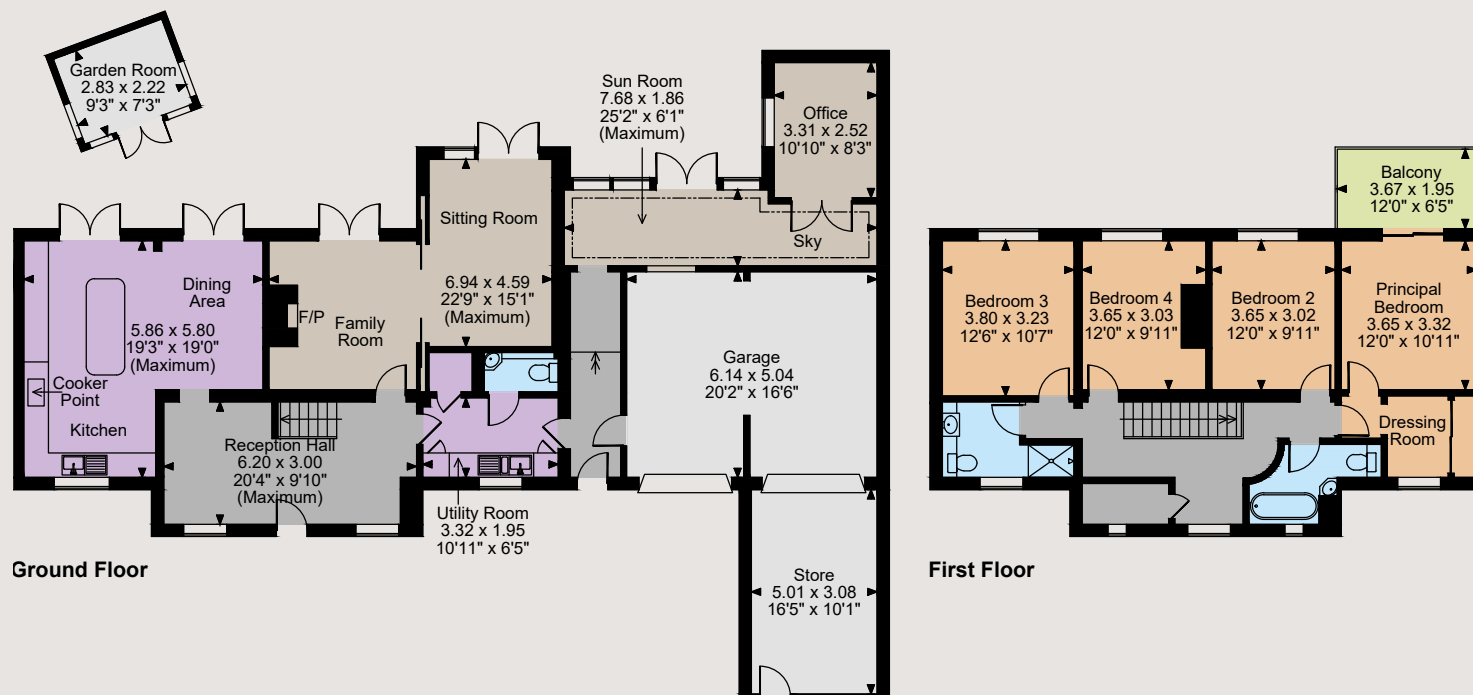
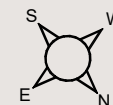
Directions

Follow Satnav to postal code SY4 3LA and the property will be found on the right, along Back Lane.

what3words: ///kilts.daylight.worlds



Wycherley Back Lane, Clive
Main House internal area 2,165 sq ft (201 sq m)
Garage & Store internal area 509 sq ft (47 sq m)
Garden Room internal area 68 sq ft (6 sq m)
Balcony external area = 77 sq ft (7 sq m)
Total internal area 2,742 sq ft (255 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Shropshire Council

Services: Mains gas, electricity, water and drainage

Council Tax: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £795,000

Shrewsbury

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