



Badger House

Valeswood, Little Ness, Shrewsbury

A beautifully appointed and deceptively spacious family home with fabulous far reaching country views

An impressive brand-new detached home with attractive elevations and stylish fittings, located in the sought-after village of Little Ness. The property features airy living space with full-height bay windows welcoming plenty of natural light, while outside there are generous gardens backing onto pretty countryside



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



GARDEN WITH VIEWS



FREEHOLD



VILLAGE



2,267 SQ FT



**GUIDE PRICE
£795,000**



The property

Badger house is a highly attractive home of around 2,267 square feet, providing four fabulous bedrooms and a wealth of beautifully appointed living space over two floors. The property features handsome red brick and exposed timber elevations in a traditional style, while inside there are modern fittings including zoned under floor heating to the ground floor combined with understated, neutral décor to create a thoroughly pleasant and comfortable living space.

There are three well-presented reception rooms on the ground floor, including the generous sitting room which boasts a stunning brick-built inglenook fireplace with Clearview log burner with tile hearth and oak lintel, double opening doors lead to the rear garden. The impressive kitchen/dining room features a range of eye and base level cupboards and a generous central island with breakfast bar and additional cupboard and drawer units, appliances include Bosch induction hob and electric oven - this fabulous room has two sets of double opening doors leading to a full width raised patio making it an ideal family and

entertaining space and a great place to enjoy the fantastic far reaching views. The spacious utility room provides a very comprehensive range of eye and base level cupboards and additional appliance space, doors lead to the cloakroom and garden. The front aspect study has lovely hillside views.

The generous galleried landing with feature oak framed window and hillside views is approached via an attractive staircase and leads to four double bedrooms, including the stunning principal bedroom with floor to ceiling oak framed window which enjoys far reaching country views. It also boasts a separate dressing room and stylish en suite shower room - the remaining three bedrooms also have wonderful countryside views. The four piece family bathroom includes a bath, separate shower, heated towel rail and led mirror.



Outside

The front garden is approached by a generous stone driveway and is partially enclosed by post and rail fencing; the welcoming covered entrance has courtesy lighting. The lawned garden extends from the front of the property to the side and rear, a stone pathway gives side access, there is also an outside tap and power point.

A feature of the rear garden is the full width raised patio with stainless steel and glass balustrade railings, elevated to take full advantage of the fabulous views.

Our clients have made us aware that planning has been granted for a detached single garage to the front/side of the property – Reference 25/02330/FUL (6th August 2025). Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Location

The pretty village of Little Ness is surrounded by some of the most stunning English countryside and is close to Nesscliffe Country Park and the Cliffe so there are several fabulous walks on the doorstep. The larger village of Nesscliffe is stone's throw away and enjoys an active village hall, which hosts several events throughout the year, there is also a primary school, local shop and a popular public house - The Three Pigeons.

The historic town of Shrewsbury is about 9 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. Shrewsbury is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Quarry Park.

A regular rail service to London is accessible at Shrewsbury Station whilst the A5 links through to the M54 and national motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.



Distances

- Nesscliffe 1.6 miles
- Baschurch 3 miles
- Shrewsbury 9 miles
- Oswestry 10 miles
- Chester 35 miles

Nearby Stations

- Shrewsbury

Nearby Schools

- Adcote School for Girls
- Packwood Haugh
- Ellesmere College
- Moreton Hall
- Oswestry School
- Shrewsbury School
- Shrewsbury High School for Girls
- Corbet School
- St Johns The Baptist C of E Primary





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

House internal area 2,267 sq ft (211 sq m)

For identification purposes only.

Directions

Post Code SY4 2LH

what3words: ///lateral.replayed.mimed

General

Local Authority: Shropshire Council

Services: Mains electricity, water, private drainage, oil heating, solar panels – underfloor heating to the ground floor only.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: B

Warranty: Build Zone - 10 years

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



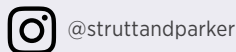
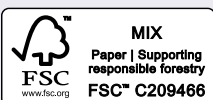
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