



2 Besford Gardens, Shrewsbury, Shropshire

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2 Besford Gardens Shrewsbury Shropshire SY3 7BH

An imposing and majestic three storey double fronted Victorian house with garage and secluded walled rear garden

Telford 16 miles, Ludlow 30 miles,
Wolverhampton 33 miles, Chester 45 miles,
Birmingham 48 miles, Aberdovey 68 miles

Hall | Drawing Room | Dining room | Kitchen
living dining room | Utility | Cloakroom with WC
5 Bedrooms | Study or bedroom 6 | 1 Shower
room | 3 Bathrooms with showers | Attic
Garage | Gardens

EPC rating C

The property

2 Besford Gardens is a majestic and friendly period home offering an exciting opportunity to live in the heart of the vibrant area of Belle Vue within Shrewsbury. Believed to be Victorian in origin Besford Gardens was originally called Besford House. Dating from 1893 and originally a substantial private residence in 1911 the property became a children's home. The house was divided into two dwellings and fully restored in 2014 and 2015, with 2 Besford Gardens being the formal living and entertaining rooms of the old mansion. Today the property is a beautifully restored period home of the utmost poise and elegance, beautifully situated in a discreet position close to the amenities of Shrewsbury.

Period features and architectural details provide immense interest and character both internally and externally. Internally these details include a handsome staircase, panelled doors, window reveals, deep carved skirting boards and

architraves, one feature plasterwork ceiling and cornicing and decorative tiled floors. Externally the hand carved oak porch and double front door is of significant note, the rendering, decorative bricks and timber work create interest coupled with the double fronted façade with central tower, mullion and sash windows, tall chimneys and a clay tiled roof create an impressive and charming exterior.

The wide double front doors open to the formal reception hall and inner hall where the staircase rises upwards. The dining and drawing rooms all enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The drawing room is a room of immense poise and elegance with restored window reveals, carved overmantel with inset log burner and a high ceiling with windows to two sides. The heart of this special home is to the rear with the magnificent living dining kitchen which is an impressive day to day living room. The useful laundry room, cloakroom with WC and storage cupboard complete the ground floor.

To the first and second floors five large double bedrooms plus study or bedroom six are complemented with a shower room and three further bathrooms with walk in shower cubicles. The two large landings feature built in large airing double door cupboard and a boiler room.

Agents note: The sash windows have been fully renovated and double glazed.



Outside

Externally, 2 Besford Gardens is set within a horticultural oasis of mature landscaped gardens to the front and rear. The front gardens are behind an attractive brick and wrought iron railings wall and to the rear the gardens are walled. Mature specimen shrubs, herbaceous specimen planting and lawn areas are complemented by al fresco seating and dining areas that have been created maximising the sunny aspects throughout the day.

To the side is a block paved driveway for one vehicle with double gates leading to a further parking space and the deep single garage. Further visitors parking spaces are in Besford Gardens.

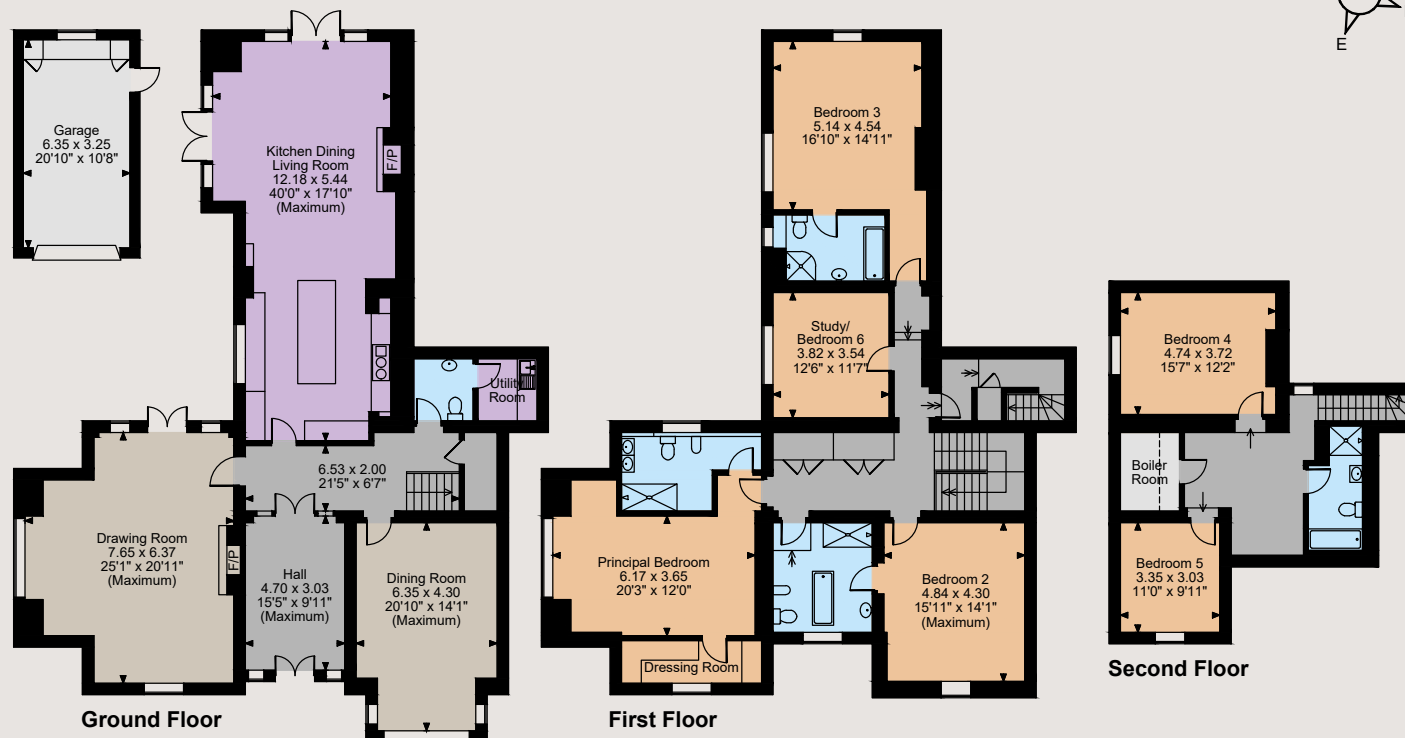
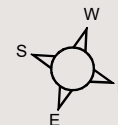
Location

Belle Vue is a popular residential area approximately on the edge of Shrewsbury town centre. Shrewsbury benefits from a vast range of shopping, leisure and recreational facilities, along with the Quarry Park that borders the River Seven providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury flower show.

Several popular state and private schools are in the vicinity including Shrewsbury School and Shrewsbury High School for Girls. There are Road communications are excellent with the A5/M54 linking through to Telford, the West Midlands and the national motorway network beyond.



Floorplans
House internal area 4,148 sq ft (385 sq m)
Garage internal area 222 sq ft (21 sq m)
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

Follow Sat Nav to SY3 7BH
What3words loved.stream.tell

General

Local Authority: Shropshire

Services: Mains electricity, gas central heating and AGA, water and drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,250,000

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.

Annual service charge 2024: £285 payable to Connexus for use and maintenance of the private road and associated grounds.

Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com
struttandparker.com



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