



Clivedon, Clive Avenue, Church Stretton, Shropshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Clivedon

Clive Avenue, Shropshire, Church Stretton, SY6 7BL

An upstanding Edwardian house with elegant and versatile accommodation standing in an elevated position with beautiful views to the Shropshire Hills Church Stretton railway station 0.3 mile, Much Wenlock 13 miles, Shrewsbury 14.3 miles, Ludlow 17.2 miles

Reception hall | Drawing room | Study
Kitchen/dining room | Utility | 2 WC's | Principal bedroom with en suite shower room | 4 Further bedrooms, 1 en suite | Family bathroom | Garage
Garden | EPC rating D

The property

Built in 1902 with classical Edwardian architecture and proportions, Clivedon strikes a lovingly crafted balance between the past and the present, enhanced under the current ownership. Charming period details include high ceilings with ornate cornicing, arched frameworks, original panelled doors, decorative fireplaces and majestic original stained-glass windows.

The ground floor accommodation has an excellent flow of rooms radiating off an inviting hallway flooded with light from a half landing. There are two primary reception rooms, a triple aspect drawing room with French doors onto the garden and a study enjoying far reaching views of Church Stretton. At the rear of the house a recent single story addition incorporates a superb kitchen and dining room with underfloor heating that is filled with natural light from a sky lantern along with French doors out to the terrace. The kitchen is fitted with timeless shaker style cabinetry under oak worksurfaces, an induction hob and integrated

oven. A walk in pantry provides further storage and space for a freestanding fridge freezer. A rear porch with external door opens into a utility room and WC.

Over the second and third floors are five individually styled double bedrooms, two en-suite, enjoying elevated vistas over the surrounding landscape. Accessed off the generous first floor landing is a delightful balcony with far reaching views. To this floor are the principal bedroom with luxurious en-suite, second bedroom, family bathroom, walk in wardrobe and WC. There are three further bedrooms to the third floor.

Outside

A low-level red brick wall fronts the street, with access onto a gravelled driveway providing parking for several cars. A series of steps lead up to the attractive entrance porch and a planted border, filled with mature shrubs, adorns the front garden with a small paved seating area.

Extending off the back of the house is a large terrace ideal for alfresco dining, accessed directly off the kitchen. Retaining walls provide a pleasing sense of enclosure to the terrace with steps rising to an area laid to lawn and interspersed with seasonal flowering bulbs and a number of specimen trees. A brick garage with electric door offers excellent storage.

Agents note: Double glazed sash windows and external doors were installed in 2021.





Location

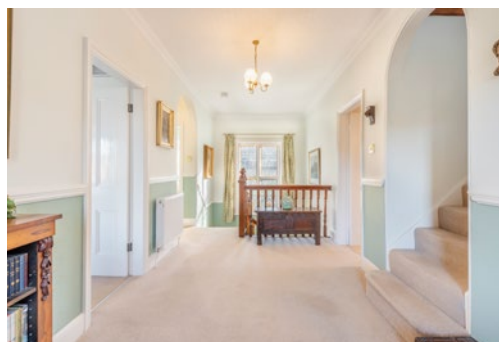
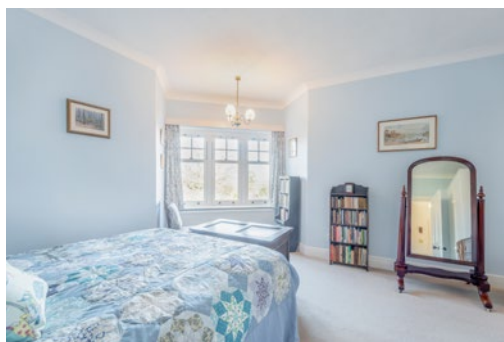
Clivedon occupies a commanding position above the thriving spa town of Church Stretton. One of the town's premier locations, Clive Avenue is a private cul-de-sac in the heart of the Church Stretton Conservation Area. The house enjoys far reaching views, yet is a convenient short distance from the town centre. Church Stretton boasts a number of facilities including many independent shops, a doctor's surgery, community centre, wide range of eateries, library and St Laurence's Church. A further range of facilities can be found in the nearby county town of Shrewsbury.

Schooling in the area is excellent within both the state and private sectors, including both a primary and secondary school in Church Stretton, while independent schooling is available at Shrewsbury School, Concord College in nearby Acton Burnell, Lucton School and Moor Park in Lucton and Ludlow respectively.

There is a railway station with easy access to Shrewsbury, Birmingham, Chester, Manchester and South Wales. There are also regular bus services and easy access onto the A49 to Shrewsbury, Ludlow and Herefordshire.

Directions

Follow Sat Nav to SY6 7BL
What3word: tricks.regal.skill



Clivedon Clive Avenue, Church Stretton
Main House internal area 2,688 sq ft (250 sq m)
Garage internal area 157 sq ft (15 sq m)
Total internal area 2,845 sq ft (264 sq m)



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8582267/KRA



General

Local Authority: Shropshire Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band 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: £850,000

Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

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



For the finer things in property.



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 January 2023. Particulars prepared January 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited