

Eaton Grange
Eaton Constantine, Shrewsbury, Shropshire



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& Parker

Land and property. Since 1885.

An exceptional six-bedroom house with stylish accommodation, extensive grounds and beautiful rural views, set in a peaceful Shropshire village setting

Eaton Grange is an outstanding detached house with a wealth of beautifully styled accommodation arranged over three floors. The property features four elegant reception rooms and six comfortable bedrooms.

The ground floor accommodation includes a welcoming entrance hall with flagstone flooring, and a splendid formal reception room, with a dual aspect and a fireplace with a log burner. There is also a study at the front for private home working, while at the rear there is a generous open-plan living and entertaining space combining a family seating area with a Scandinavian-style log burner, a well-equipped kitchen and an airy dining area with ceiling lantern skylights overhead, full-height windows and French doors opening to the gardens. The kitchen itself is fitted with shaker-style units, a large central island and a range cooker. Stairs lead from the reception hall to the galleried first-floor landing, off which there are four well-appointed double bedrooms. These include the luxury, 24ft principal bedroom with its built-in wardrobes, triple aspect affording views across the surrounding countryside, and its en suite shower room. One further first-floor bedroom is en suite, while there is also a family bathroom off the first-floor landing. The stairs continue to the second floor, where you will find an additional two double bedrooms, both with their own en suite WCs.

The house is set in beautiful and far-reaching gardens, with gates at the front opening to a gravel driveway with parking space and access to the detached garage, with its useful studio or store room to its first floor. The gardens extend mostly to the rear, and include split-level patio and decking, colourful border beds and an elevated lawn. Post and rail fencing separates the gardens from a large open paddock from which there are tremendous views of the Shropshire countryside.



Location

The property is set in a peaceful location seven miles east of the historic Shropshire town of Shrewsbury, in the village of Eaton Constantine. The village has a parish church and a community hall, while there are some local amenities in Cressage, a mile and a half to the south, including a village shop, a primary school and a medical practice. Shrewsbury provides a variety of shops and supermarkets, as well as a wealth of leisure facilities, while Telford is also within easy reach. The beautiful surrounding countryside of the Shropshire Hills National Landscape provides opportunity for walking, riding and cycling, as well as various other outdoor activities. The A5 is five miles away, providing access to the M54, with Telford Central or Shrewsbury mainline stations both providing regular services towards Birmingham.

Postcode region: SY5

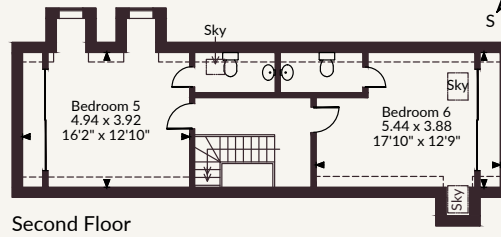
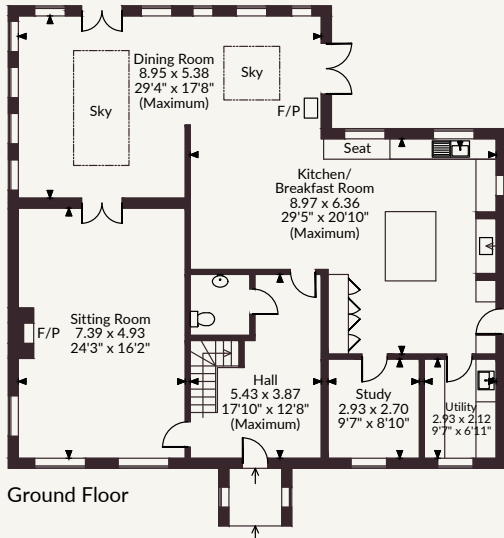
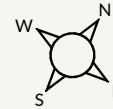
General

Local Authority: Shropshire Council
Services: Mains electricity and water. Oil fired central heating. Private drainage (we are investigating if this complies with the current regulations).
Council Tax: Band G
EPC Rating: D
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.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

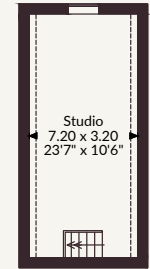
3,610 sq ft 335 sq m
4 reception rooms
6 bedrooms
3 bathrooms
Double garage
1.6 acres
Village location
Freehold

Guide price £1,250,000

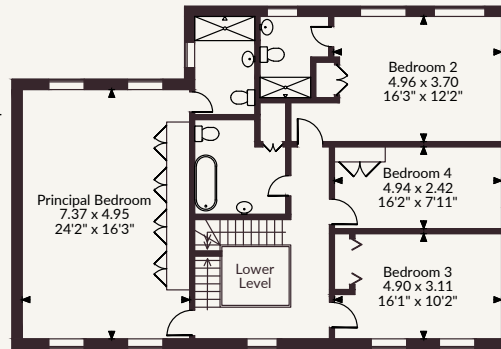
Eaton Grange, Eaton Constantine, Shrewsbury
Main House internal area 3,610 sq ft (335 sq m)
Garage internal area 674 sq ft (63 sq m)
Total internal area 4,284 sq ft (398 sq m)



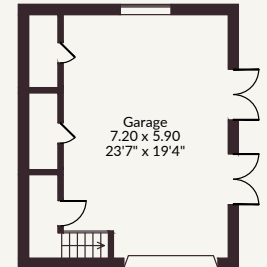
Second Floor



Garage First Floor



First Floor



Garage Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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