



4 Falkland Park  
Dorrington, Shrewsbury, Shropshire



## An impressive contemporary house on the edge of a thriving Shropshire village

This thoughtfully designed family home updated by the current owner, offers well-proportioned rooms throughout, beautifully landscaped low-maintenance gardens, a double garage, and ample parking. It is ideally located just six miles south of Shrewsbury town centre and within easy reach from the Shropshire Hills National Landscape.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,783 SQ FT**



**GUIDE PRICE  
£575,000**



### The property

4 Falkland Park is a modern characterful home, showcasing traditional features such as a large recessed fireplace, classic lintels above the windows, and a band of plinth bricks to the exterior—elements typically found in older, period properties.

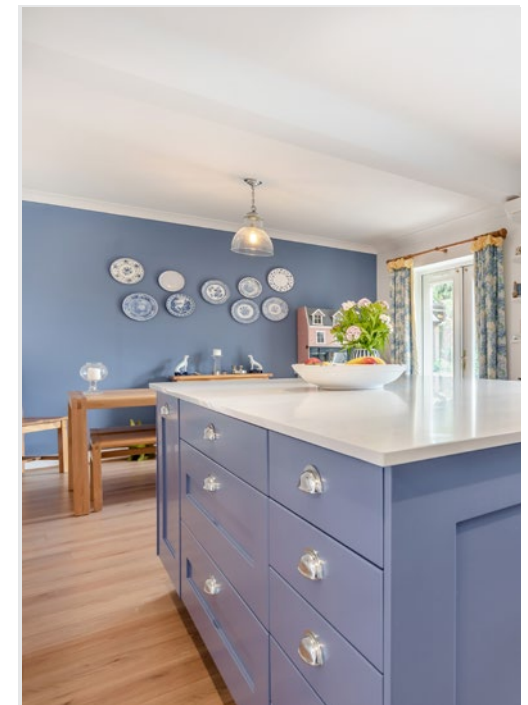
A brick-built porch provides shelter to the main entrance, which opens into a welcoming reception hall. This central space includes a cloakroom, coat and storage cupboards, and doors leading to the principal ground floor rooms. The sitting room is a generously proportioned reception space, enjoying dual aspects with windows overlooking both the front and rear gardens. It features a fireplace with a brick arch and a wood-burning-style stove set on a slabbed hearth. The updated kitchen/dining room is a stylish and functional space, fitted with an elegant range of units complemented by wood-block and quartz work surfaces and traditional artisan wall tiles. A central kitchen island offers additional preparation space, while integrated appliances includes a range cooker. A window above the sink offers views of the rear garden,

while French doors from the dining area open directly onto the outdoor space. Adjacent to the kitchen is a practical utility room, and through an archway lies a study or playroom overlooking the front garden.

A staircase rises from the reception hall to a galleried landing with space for occasional furniture such as a chaise longue or a desk. The principal bedroom features a built-in wardrobe and an en suite shower room. A second bedroom also benefits from its own en suite, while two further bedrooms share a well-appointed family bathroom.

### Outside

A block-paved driveway leads to the double garage and provides parking for several vehicles. The path to the front door winds through gravelled areas planted with Mediterranean-style foliage, creating a relaxed and inviting approach. It opens onto a seating area beside a mature herbaceous border, designed for year-round interest with geraniums, roses, lavenders, and evergreens.



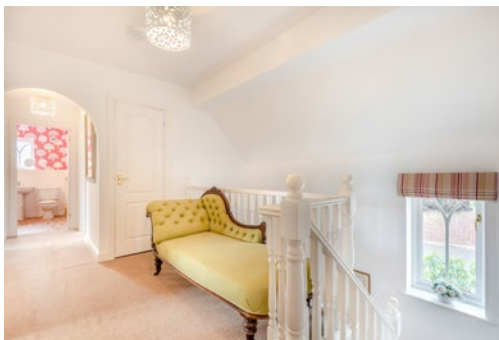
A paved terrace just outside the dining room offers an ideal space for outdoor entertaining, with nearby raised beds for herbs, a kitchen garden, and accessible gardening. The rear garden continues the fragrant, verdant theme, with roses and lavenders creating a tranquil retreat. Trellises at the rear and side support maturing climbers, adding depth, privacy, and seasonal interest. Keen gardeners will also appreciate the timber-framed greenhouse.

## Location

The village of Dorrington, on the A49, has a wide range of amenities including a Grade II listed pub, The Horseshoes, a Persian restaurant, a convenience store with a post office and several other small enterprises. The main road links with the A5/M54 to the north-east and the A5/A458 north-west into Wales. The A49 also travels south through Ludlow and Leominster to Hereford. Shrewsbury and Church Stretton, each around 6 miles away, have mainline railway links.

Surrounded by beautiful countryside, Dorrington is a popular destination for walkers and cyclists. The nearby Count Brook adds to the scenic charm, and the village's proximity to the Shropshire Hills National Landscape offers ample opportunities for outdoor activities.

A wider range of facilities are available within the historic County town of Shrewsbury and include shopping, leisure and social facilities. There is an excellent selection of state and private schools within the county including Concord College and Shrewsbury High School, as well as preparatory schools, such as Prestfelde.



## Distances

- Shrewsbury 8miles
- Telford 18.6 miles
- Welshpool 20.7 miles
- Oswestry 23.6 miles
- 

## Nearby Stations

- Shrewsbury
- Church Stretton
- Telford

## Key Locations

- Shropshire Hills National Landscape
- Attingham Park
- Shrewsbury Castle
- Theatre Severn
- Hawkstone Park Follies

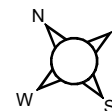
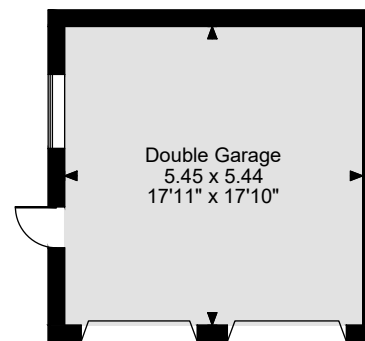
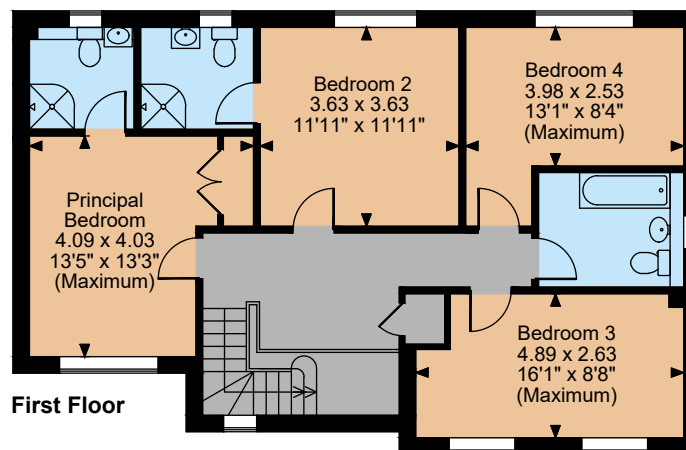
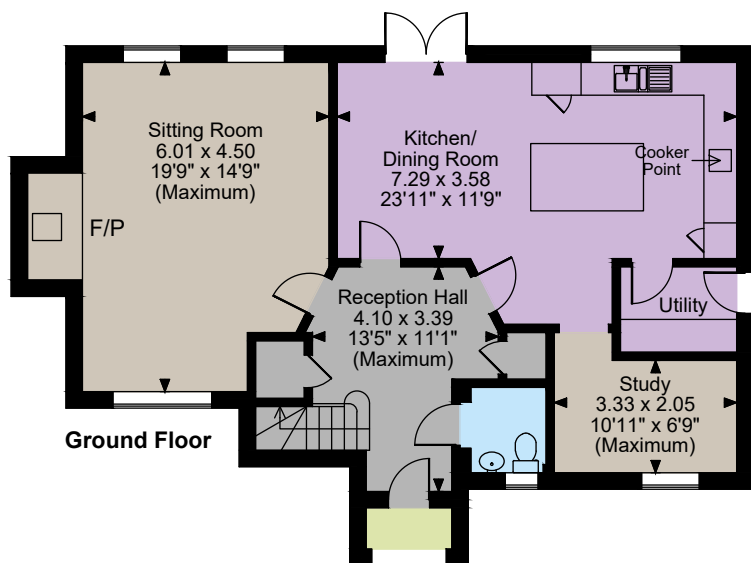
## Nearby Schools

- Prestfelde School
- Shrewsbury School
- Concord College









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

House internal area 1,783 sq ft (165.4 sq m)  
For identification purposes only.

## Directions

Post Code: SY5 7HZ  
what3words: ///ambushes.balanced.officer - will take you to the driveway.

## General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water and drainage.

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

Council Tax: Band E

EPC Rating: B

**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 will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned in these particulars or not.

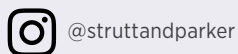
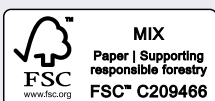
## Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

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