



Kinton Grove, Kinton, Nesscliffe, Shrewsbury

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Kinton Grove Kinton, Nesscliffe Shrewsbury, SY4 1AZ

A charming period country house complemented by a detached barn and double car port set within established gardens with awe inspiring rural views towards Rodney's Pillar

Nesscliffe 1.7 miles, Baschurch 5 miles, Oswestry 10 miles, Shrewsbury 11 miles, Telford 25 miles, Chester 35 miles, Crewe 43 miles, Wolverhampton 43 miles, Birmingham 58 miles

Hall | Drawing Room | Library | Kitchen dining family room | Utility | Boot room | First floor sitting room | 5 Bedrooms | Bathroom
2 Shower rooms | Workshop | Detached carport with barn | Cellar | 0.67 acres | EPC rating E

The property

Available on the open market for the first time in over thirty years Kinton Grove has been sensitively extended by the current owners resulting in a substantial period home of poise and character whilst retaining a very friendly feel. There is immense flexibility with the accommodation with a careful balance between formal and day to day living. This sale is an exciting opportunity for a new purchaser to live on the rural outskirts of Shropshire close to both Shrewsbury and Oswestry.

Believed to be Georgian in origin Kinton Grove features period architectural details giving immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled period doors, deep skirting boards, oak flooring, casement windows and panelling to the library. Externally handmade bricks and a slate tiled roof create an impressive and charming period exterior with the formal front now facing the garden.

The wide front door opens to the boot room with fitted cupboards. The heart of Kinton Grove

is the spacious and well-designed open plan kitchen, dining, family room opening onto the garden. The dual aspect drawing room and large library are to the formal side of the house offering ample space to entertain. Offering further flexibility is the ground floor bedroom with en suite shower room where stairs lead to the vaulted first floor sitting room. These rooms would make an ideal playroom, teenage living room or self-contained accommodation. The utility room, workshop and green house along with the cellars complete the ground and lower ground floors. Four bedrooms and a family bathroom radiate off the long landing and all face the garden with inspiring rural views. The principal bedroom suite benefits from an en suite shower room with views to Rodney's Pillar and access to the first floor sitting room.

Outside

Externally, Kinton Grove is set within a horticultural oasis of mature landscaped gardens extending to 0.67 acres. To the front the gardens are mainly laid to lawn and screened from the lane by mature trees and shrubs along with the green house and kitchen garden. A sweeping drive offers parking with access to the carport and barn. The private rear gardens are divided into a distinct number of garden rooms whilst ensuring the awe-inspiring views are enjoyed from all aspects and anchor the property in its special setting. Silver birches, fruit trees, roses, mature specimen shrubs and lawn areas are complemented by al fresco seating and dining areas maximising the sunny aspects throughout the day.



Location

Kinton Grove is situated in a semi-rural location a short distance away from the village of Nesscliffe, which offers a selection of amenities including a primary school, post office and The Three Pigeons public house. The nearby market town of Oswestry and the historic county town of Shrewsbury are almost equidistant and provide a wide range of facilities.

There are a number of highly regarded state and private schools in the area including Packwood Haugh, Prestfelde, The Corbet, Ellesmere College, Morton Hall, Shrewsbury High School and Shrewsbury Sixth Form College.

The A5 provides excellent road links to Shrewsbury, Telford, Wrexham and Chester. Railway stations are in Chirk and Gobowen, providing access to London via Crewe or Shrewsbury, whilst the nearby M54/M6 provides access to Birmingham, Manchester and the Midlands, along with regional airports at Birmingham, Manchester and Liverpool.

Directions

Follow your SatNav directions for SY4 1AZ
What3words: vineyards.rejoins.valued

General

Local Authority: Shropshire

Services: Oil fired central heating and AGA, mains water and electricity. Drainage is to a septic tank with soakaway that we are led to believe complies with current regulations

Council Tax: Band G

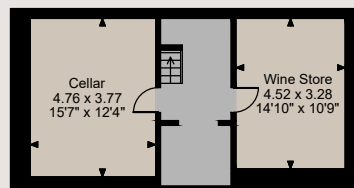
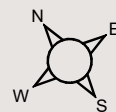
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

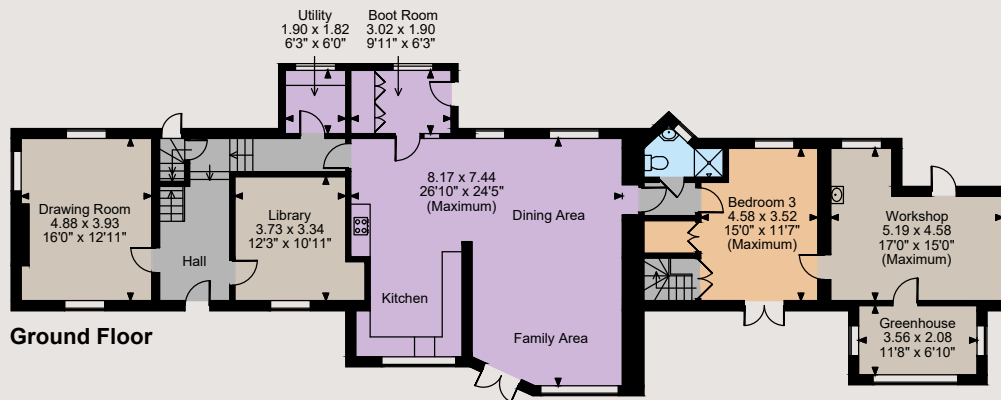
Guide Price: £1,000,000



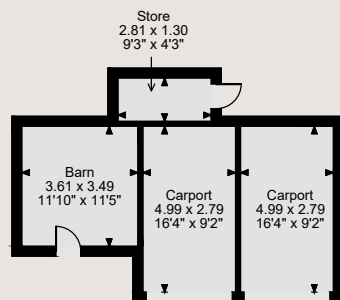
Floorplans
House internal area 3,552 sq ft (330 sq m)
Outbuilding internal area 493 sq ft (46 sq m)
For identification purposes only.



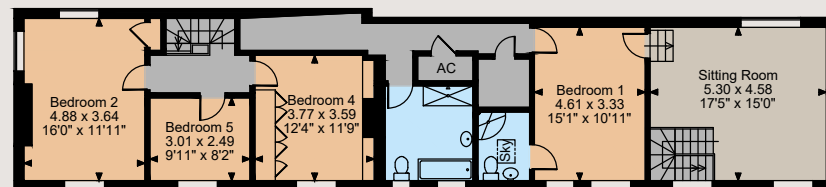
Lower Ground Floor



Ground Floor



Outbuilding



First Floor

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