

Highcroft, 11 Longden Road,
Shrewsbury, Shropshire



Strutt
& Parker

Land and property. Since 1885.

A striking contemporary residence featuring expansive, light-filled living spaces and a magnificent rooftop terrace, perfectly positioned to enjoy far-reaching views across historic Shrewsbury.

Highcroft is a sophisticated contemporary home, offering a striking architectural design with over 3,300 sq ft of beautifully appointed accommodation. Behind its crisp, white-rendered façade and black-framed glazing lies a home of exceptional light and space with considered modern styling throughout.

The ground floor is arranged around a welcoming reception hall with hardwood flooring, leading to a series of well-proportioned living spaces. These include a front-facing sitting room with brick fireplace, a spacious drawing room with floor-to-ceiling glazing (currently used as a gym), a family room and a study. The drawing room, family room and study all benefit from access to the rear terrace. The impressive open-plan kitchen dining room forms the heart of the home, flooded with natural light from roof lanterns and full-width bi-fold doors opening on to the garden patio. Featuring bespoke navy cabinetry, copper accents, premium integrated appliances, and underfloor heating. The focal point is a substantial granite island complete with bar seating for 6 people. There is significant space for a large dining table or seating area, creating an ideal setting for both entertaining and everyday living. A generous utility room and cloakroom complete the ground floor.

The first floor provides five well-proportioned bedrooms. The principal suite offers a generous bedroom with seating area and fitted storage, a large dressing room and a sleek en suite bathroom complete with both a large bath and separate shower enclosure. One further bedroom also benefits from en suite facilities, while the remaining rooms are served by a well-appointed family bathroom with a standalone bath, shower enclosure and contemporary finishes.



Outside

Most notable is the expansive rooftop terrace, offering a superb 850 sq ft of elevated entertaining space with far-reaching views across Shrewsbury and the Shropshire Hills.

To the front, a spacious driveway provides off-street parking for 6+ cars, while the south facing rear garden is landscaped with a stone-paved terrace and level lawn.

Location

The property is situated on Longden Road, one of Shrewsbury's most established and sought-after residential addresses, just a short distance from both the thriving community of Longden Coleham and the historic town centre. Shrewsbury offers an excellent range of amenities including independent shops, cafés, restaurants and leisure facilities, together with riverside walks along the River Severn and the open green spaces of The Quarry park. The area is particularly well served for education, with highly regarded independent schools including Shrewsbury School, Shrewsbury High School and Prestfelde School nearby. Along with Coleham Primary School (Ofsted rated Outstanding) just a stones throw away.

Transport connections are excellent, with Shrewsbury railway station providing direct services to Birmingham, Manchester, Cardiff and onward connections to London, while the A5 and M54 offer convenient road access to the West Midlands and national motorway network.

Postcode region: SY3

General

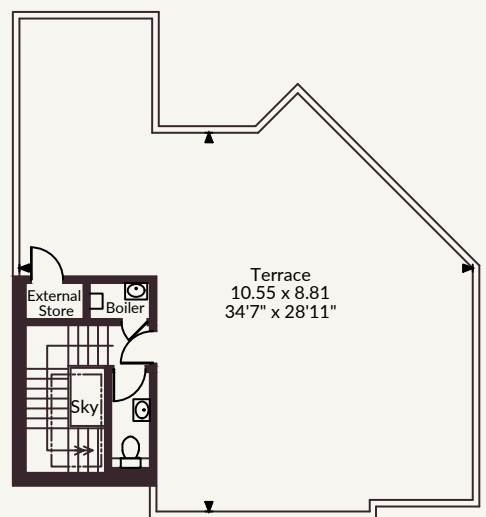
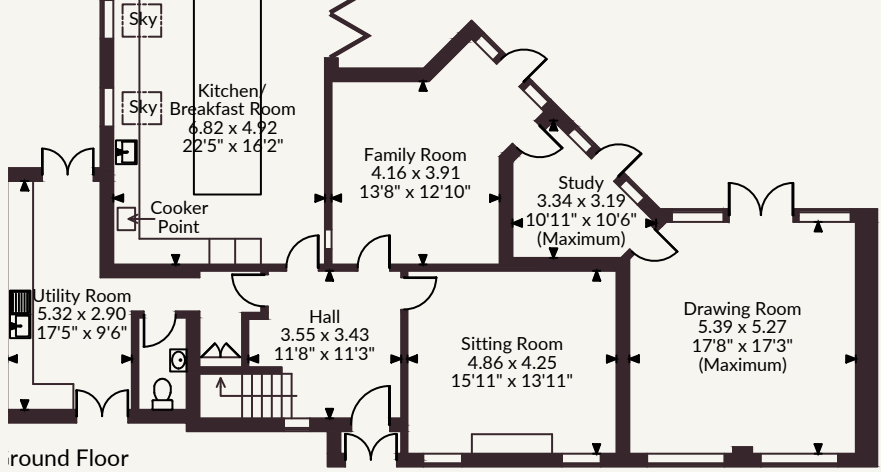
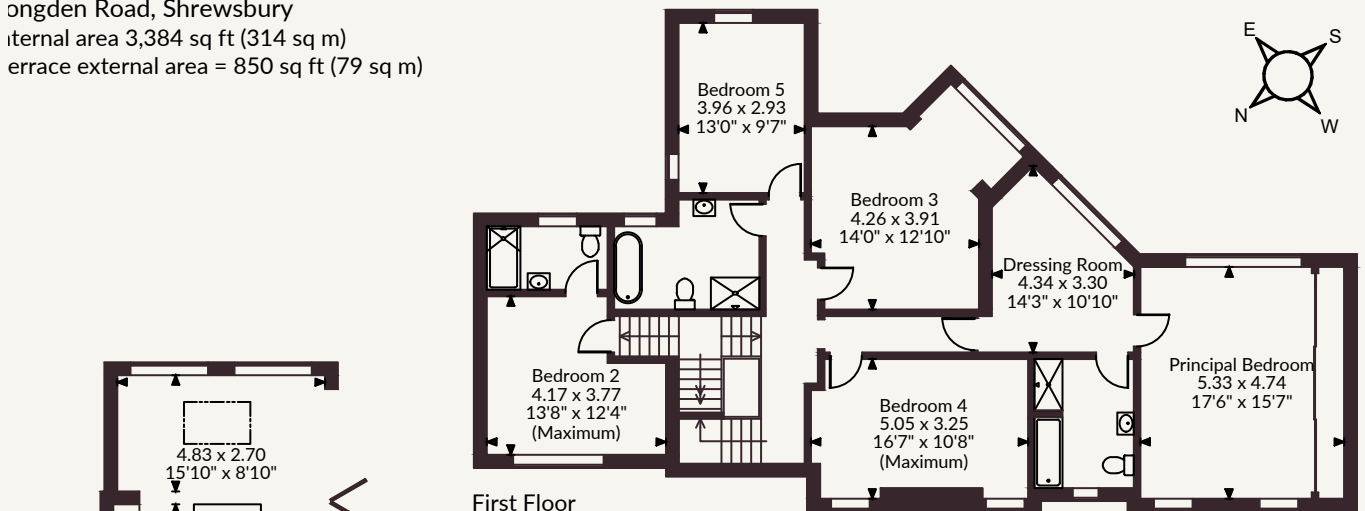
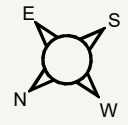
Local Authority: Shropshire Council
Services: Mains gas, electricity, water and drainage.
Council Tax: Band D
EPC Rating: Rating C
Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.
Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



3,384 sq ft (314 sq m)
4 reception rooms | Large utility
5 bathrooms | 3 bathrooms
Expansive rooftop terrace
Landscaped rear garden
Spacious driveway
Freehold | Town

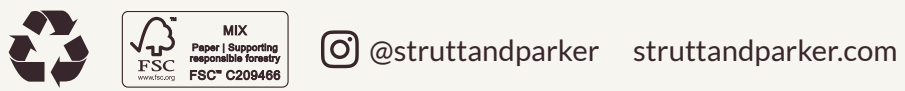
Guide price £1,000,000

ongden Road, Shrewsbury
 internal area 3,384 sq ft (314 sq m)
 terrace external area = 850 sq ft (79 sq m)



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