



Sandy Bank House, Ryton, Nr. Dorrington, Shropshire

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# Sandy Bank House Ryton, Nr. Dorrington Shrewsbury Shropshire SY5 7LW

A stunning contemporary home with well-balanced accommodation in a highly sought-after village with staggering views of the South Shropshire Hills

Dorrington 0.9 miles, Shrewsbury 7 miles, Telford 19 miles, Ludlow 24 miles, Birmingham 52 miles

Open plan kitchen/dining/living room | Utility room | 4 Bedrooms | 3 Bathrooms | Home office Double garage | Garden | EPC Rating B

## The property

Sandy Bank House is a handsome newly constructed timber framed home offering a superb open plan living space at its centre. An easy flow of reception space lends itself to both comfortable everyday living and larger scale entertaining with accommodation orientated towards the captivating rural views.

Upon entering the welcoming hallway, there is an instant sense of light and space created from the careful use of glass panelling which frame the views. Of particular note is the superb kitchen, dining and living space that links seamlessly with the terrace through two sets of sliding doors. The kitchen is fitted with a stylish inline cabinetry under Calcutta quartz work surfaces and incorporates a fabulous breakfast island, Rangemaster induction hob and range of integrated appliances. Beyond the spacious dining area is a sitting room featuring an Avondale multi fuel stove. A utility room and WC complete the ground floor accommodation. An oak and glass staircase rises to the first floor

where four well-proportioned bedrooms, all with built in wardrobes, are serviced by two en-suites and a Jack and Jill bathroom. The marvellous dual aspect principal bedroom truly maximises on the far-reaching views through large picture windows and a Juliette balcony.

## Outside

Extending from the rear of the house is a large south facing terrace with expanse of lawn beyond. In total around 0.44 acres of grounds. Approached over a block pavior driveway there is parking for several vehicles in front of a detached double garage. Above is a versatile room that could serve as a home office, with an adjoining en-suite shower room.

**Agents notes:** Part of the grassed area within the curtilage offered is designated agricultural land.

Further land is available by separate negotiation.

## Location

Sandy Bank House is situated in the idyllic village of Ryton within Shropshire's famous "Golden Triangle" an area renowned for its breath-taking landscape. In nearby Condover is a village shop with post office, a thriving village hall, children's nursery and Ofsted rated outstanding CE Primary school. A further extensive range of amenities can be found in the county town of Shrewsbury with its wonderful variety of independent shops and eateries.

A number of highly regarded preparatory and public schools are also close by including Prestfelde, Shrewsbury School, Old Hall, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools.

Road links are excellent with the A49 giving access to Ludlow to the south and Shrewsbury to the north. The A5/ M54 provides access to Telford, Birmingham and the national motorway network. There is a train station at Shrewsbury. International airports are located in Birmingham, Manchester and the East Midlands.







House internal area 2,172 sq ft (202 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

Follow Sat Nav to SY5 7LW

What3words retraced.farmland.countries

## General

**Local Authority:** Shropshire Council

**Services:** Oil fired central heating with underfloor heating to the ground floor. Mains electricity and water. Private drainage to septic tank.

**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.

**Tenure:** Freehold

**Guide price:** £875,000

## Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

**01743 284200**

shrewsbury@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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