



The Laurels, Upper Astley, Nr. Shrewsbury, Shropshire

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The Laurels, Upper Astley, Nr. Shrewsbury, Shropshire SY4 4BS

A charming detached Victorian residence with an array of period features in a convenient semi-rural location

Shrewsbury 2 miles, Shrewsbury railway station 5 miles, M54 (junction 7) 11 miles, Newport 16 miles, Whitchurch 16 miles, Chester 36 miles

Entrance hallway | Drawing room | Large family lounge | Boot room | Cellar | Bespoke fitted kitchen with french windows opening into courtyard with separate unique garden room | Utility room with separate WC | Four double bedrooms | Principal bedroom with walk-in dressing room and en-suite shower room with WC | Bedroom 2 with en-suite shower and airing cupboard | Family bathroom | Partially boarded loft space | Front, rear and side gardens | Driveway | EPC rating F

The property

The Laurels is a delightful Victorian house with comfortable and characterful accommodation that stands in its own grounds. It is approached from the lane through wrought iron gates that open into a large, gravelled drive. The house is entered by a small, tiled porch that leads to the central hallway. There are two primary reception rooms with high moulded ceilings, large windows to front and side, with open fireplaces that both have striking marble surrounds. The drawing room and large family lounge both lead off the central hallway with Minton tiled floor, which continues past the entrance to the boot room with access to the cellar, through to the kitchen. The kitchen and utility room comprise bespoke fitted cabinets, with two Belfast sinks and a range of integrated appliances. From the kitchen the courtyard is accessed via french windows and a separate back door.

From the hallway a turned wooden staircase rises to the first-floor landing past an elegant stained-glass window. There are four double bedrooms, two of which have large marble fireplaces, a large family bathroom, and access to the loft. Two bedrooms have en-suite shower facilities, with the principal bedroom also comprising a WC and walk-in dressing room.

Outside

The Laurels is approached over a sweeping gravel drive providing parking for a number of vehicles. Standing in mature gardens, the house is surrounded by established shrubs and well-stocked flowerbeds with an expanse of lawn to the front. The detached garden room with Clearview stove and bi-fold doors provides an excellent opportunity for home working, a gym or entertaining. The enclosed rear garden is a combination of terracing and gravelled walkways that lead past mature shrubs and herbaceous flowering plants. In addition there is a log and separate garden shed.

Location

The Laurels occupies a wonderful semi-rural position on the outskirts of the charming village of Astley, only two miles from the county town of Shrewsbury. The nearby village of Hadnall offers a range of local amenities including a public house, brew house, CoE primary school, general store with post office, bowling green, church and village hall. Shrewsbury provides a further extensive array of amenities and recreational facilities, with a popular farm shop at Battlefield on the outskirts of town.

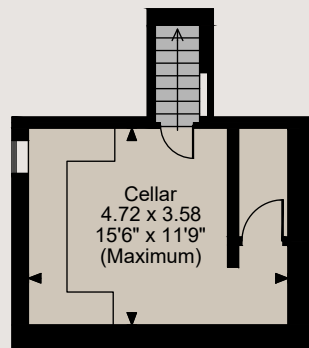
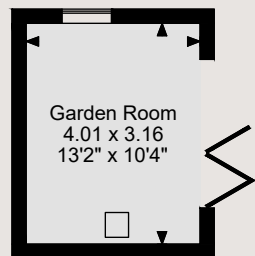
Schooling in the area is highly regarded both within the private and state sectors schools including Packwood Haugh, Prestfelde, Shrewsbury School and Ellesmere College.

The A5/M54/M6 are within easy reach giving access to Birmingham, Telford and the West Midlands conurbation. From Shrewsbury the A5 also provides quick access to mid and north Wales and links with the A53 to the Potteries and the A49 to Chester and Manchester.

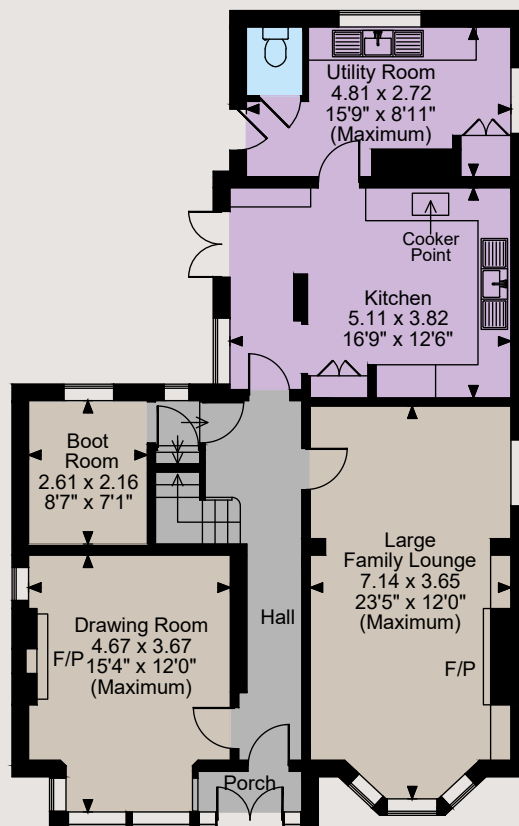




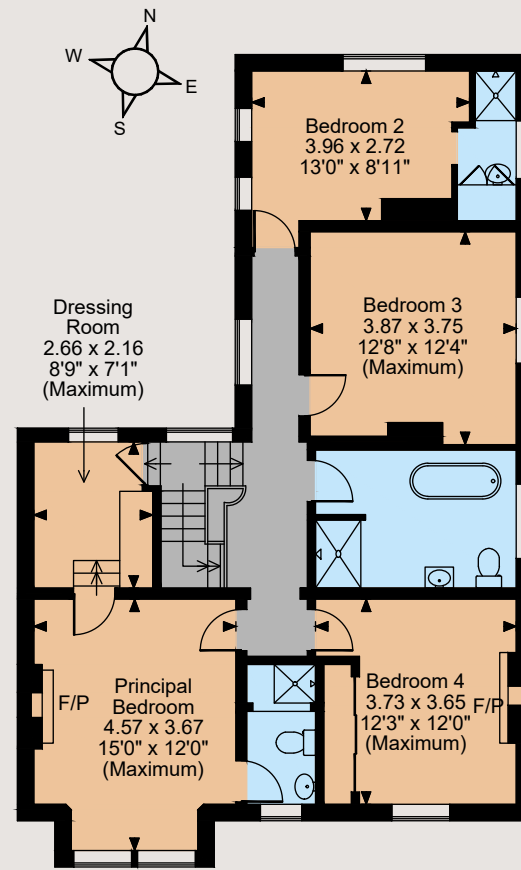
The Laurels Upper Astley, Astley
Main House internal area 2,209 sq ft (205 sq m)
Garden Room internal area 136 sq ft (13 sq m)
Total internal area 2,345 sq ft (218 sq m)



Cellar



Ground Floor



First Floor

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

Follow postal code to SY4 4BS
what3words: ///crate.laces.zinc

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage.
Oil fired central heating

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: £650,000

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Shrewsbury

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