River Dell

Victoria Avenue, Shrewsbury, Shropshire

STRUTT & PARKER

BNP PARIBAS GROUP

A splendid six-bedroom family home within the picturesque Quarry Park, overlooking the River Severn

A delightful detached house with beautifully presented accommodation, set in a stunning and sought-after position in the heart of Shrewsbury. The property stands within the Quarry Park, just moments from the historic town centre, and backs onto the beautiful open green space of the town park and notable Dingle gardens, beside the beautiful River Severn.

- **4 RECEPTION ROOMS**
- **6 BEDROOMS**
- **3 BATHROOMS**
- **GARAGE AND PARKING**
- **GARDEN**
- **FREEHOLD**
- **TOWN**
- **3,650 SQ FT**
- **OFFERS IEO £1,100,000**

The property

Once serving as the office of the renowned gardener and horticulturist Percy Thrower, River Dell is an impressive family home offering more than 3,500 square feet of attractive accommodation. The living space is arranged across the first and second floors, allowing for splendid views across the parkland river, while inside there are well-presented reception rooms with neutral décor and plenty of natural light.

The main reception room is the well-proportioned drawing room, which has wooden flooring, a fireplace with a woodburning stove and a dual aspect, including French doors opening to an outside dining area. Double doors connect the drawing room to the formal dining room and adjoining kitchen, which are connected in a semi open-plan layout, with both offering sliding glass doors to balcony seating areas with west-facing views across The Dingle. The kitchen is fitted with modern units to base and wall level, as well as integrated appliances and a range cooker.

Also on the first floor is a comfortable sitting room and a private study for home working, as well as a shower room. Stairs lead to the upper level, where there are six well-presented bedrooms. These include the principal bedroom with its built-in storage, walk-in wardrobe and an en suite shower room. The first floor also has a family bathroom with an over-bath shower. The ground level offers further accommodation including a useful utility room for home storage and appliances, as well as a garden room in which to relax, with a door opening directly to the garden.

Outside

At the front of the property, extensive parking is available on the driveway, while the ground-floor garage and carport provide further parking. There is a large storage area in the void beside the carport.

The well-maintained wrap around gardens are a blend of lawn and terracing, along with raised balconies from where to enjoy the idlyic setting throughout the course of the day.

Location

The property sits in a sought-after position in the heart of historic Shrewsbury and just moments from the town's shops, cafés and restaurants. The town centre offers a superb choice of shopping and leisure facilities, while there is also easy access to several large supermarkets.

Shrewsbury mainline station is less than a mile away, offering direct services to Birmingham New Street (57 minutes) and indirect services to London. The A5 is within easy reach, providing access to the M54 and the M6.

The area is second-to-none when it comes to schooling, with outstanding rated primary and secondary schools within easy reach of the property, as well as a strong selection of independent schools.

Directions

Postcode SY1 1JT
What3words: ///wanted.heap.rubble - brings you to the driveway

Distances

- Shrewsbury town centre 0.2 miles
- Telford 14 miles
- Oswestry 17 miles
- Newport 20 miles
- Whitchurch 21 miles
- Wolverhampton 29 miles
- Stoke-on-Trent 34 miles

Nearby Stations

- Shrewsbury

Key Locations

- Shropshire Hills National Landscape
- Shrewsbury Castle
- Shrewsbury Museum and Art Gallery
- Shrewsbury Market Hall
- Theatre Severn
- River Severn & Quarry Park
- Attingham Park
- Haughmond Hill
- Lyth Hill Countryside Site

Nearby Schools

- Prestfelde School
- St. Winefride's RC Independent School
- Shrewsbury High School
- Shrewsbury School
- Woodfield Infant School
- St Georges Primary School
- Priory Secondary School
- Shrewsbury Sixth Form College

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679318/SS

Floorplans

Total internal area 3,650 sq ft (339 sq m)
For identification purposes only.

General

Local Authority: Shropshire Council

Services: Mains gas, electricty, water and drainage.

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

Council Tax: Band F

EPC Rating: Rating D

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 seperate negotiation

Wayleaves and easements: The property is sold subject to any wayleaves or easements, wheather mentioned in these particulars or not

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Summer 2025 and February 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Shrewsbury
14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR
01743 284200
shrewsbury@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP