



Windle Wood, Church Stretton, Shropshire

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# Windle Wood Windle Hill, Church Stretton, Shropshire, SY6 7AP

A well-presented, modern family home with far-reaching views of the Shropshire hills

Church Stretton Town Centre 0.5 mile,  
Shrewsbury 14 miles, Ludlow 15 miles

Reception hall | Drawing room | Dining room  
Study | Garden room | Kitchen/breakfast room  
Utility | Cloakroom | Principal bedroom with en suite shower room & dressing room | 2 Further bedrooms, 1 en suite | Family bathroom | Double garage | Potting shed | Garden | EPC rating C

## The property

Built approximately 20 years ago, Windle Wood is an appealing property which offers light and airy rooms and a relaxed open ambience ideally suited to modern lifestyles.

A vestibule gives access into the impressive hallway which affords glimpses to the galleried landing above and offers a warm reception with the mellow hues of the wood floor covering and the bespoke central staircase. The triple-aspect drawing room is centred around a feature fireplace and has a door leading through to the light-filled garden room where views over the garden to the hillside landscape can be appreciated throughout the seasons. The generous kitchen/breakfast room offers a sociable setting with fittings including wooden cabinetry topped by granite work surfaces and a red stove which is recessed in a brickwork surround. The adjoining reception room offers options for use as a formal dining room or a casual seating area featuring a corner fireplace with decorative tiling. Ground floor rooms are

completed by a practical study, a cloakroom and a useful utility which provides an internal link via steps to the double garage.

On the first floor, the roomy landing leads to the three bedrooms, two of which have the benefit of en suite facilities, and a well-appointed family bathroom. The principal bedroom provides a luxurious retreat with a dressing room offering fitted storage and a smart en suite bathroom.

## Outside

Clipped evergreen hedges fronts the lane with mature shrubs and trees affording a sense of privacy at the frontage of the property. Parking is provided by a paved driveway in addition to the sheltered halt of the double garage and decorative timber railings afford a divide and a handrail beside steps leading down to the entrance doorway.

The garden is skilfully landscaped to accommodate the incline with an attractive selection of shrubs and evergreen bushes being planted on the slope which descends to the far margin of the plot. An area of paving outside the garden room offers the perfect spot to sit and while away the hours whilst relaxing and taking in the glorious outlook which can be enjoyed from many aspects of this hillside position.

## Location

Windle Wood can be found in an elevated position just above the spa town of Church Stretton in an Area of Outstanding Natural Beauty with easy access to the surrounding hills with great walking and cycle routes. Church Stretton has a number of facilities including many Independent shops, a doctor's surgery, community centre, wide range of eateries, village hall, library, St Michael & All Angels Church, primary and secondary schools. There is a railway station with easy access to Shrewsbury, Birmingham, Chester, Manchester and South Wales. There are also regular bus services and easy access onto the A49 to Shrewsbury, Ludlow and Herefordshire.







## Directions

Follow Sat Nav to SY6 7AP

What3word division.angle.eliminates

From Shrewsbury take the A49 south towards Church Stretton. At the traffic lights, turn left into Sandford Avenue. Shortly after, take the second right hand turn onto Hazler Road, then take the right turn onto Windle Hill where the property will be found on the right.

## General

**Local Authority:** Shropshire Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £800,000

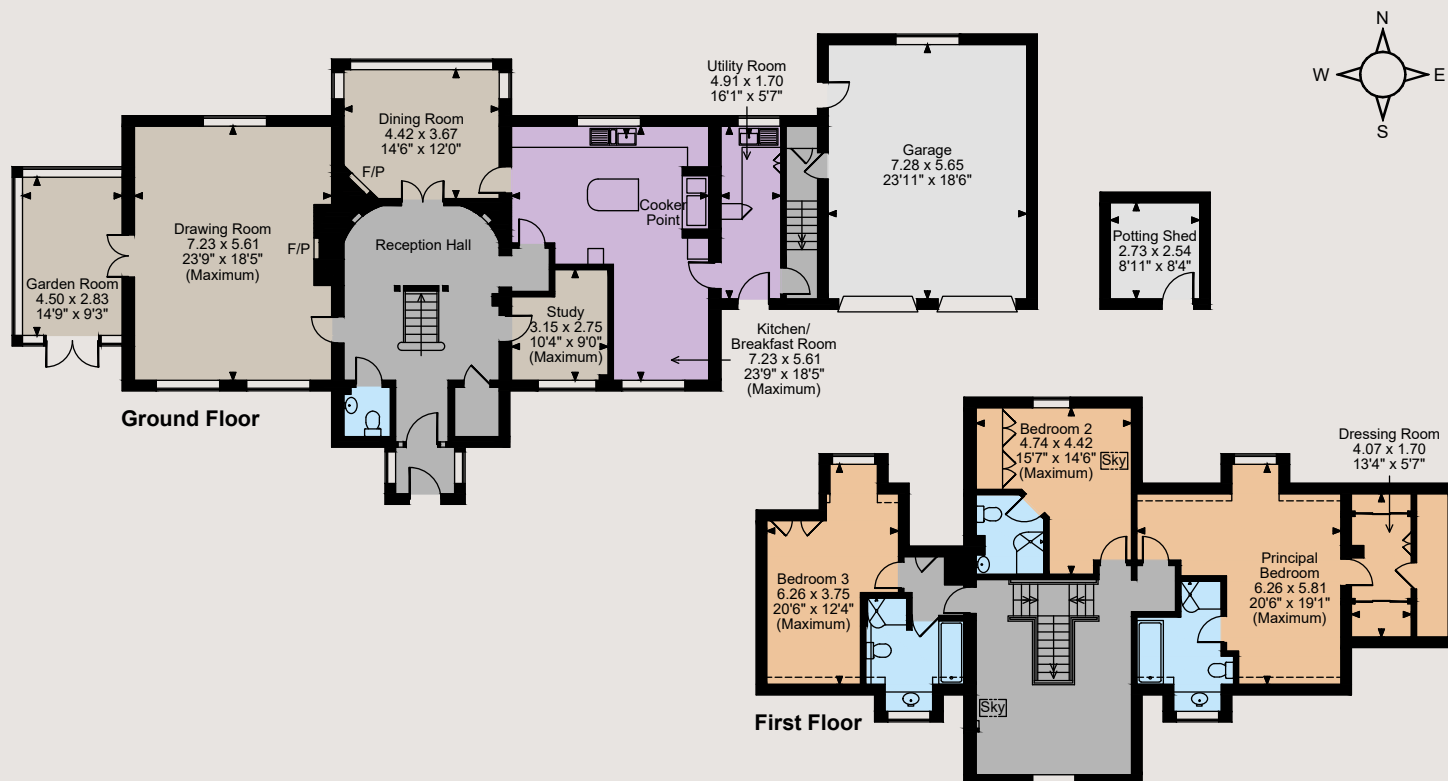
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

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





House internal area 3,037 sq ft (282 sq m)  
Garage internal area 440 sq ft (41 sq m)  
Potting shed internal area 75 sq ft (7 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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## Shrewsbury

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