



# THE LIMES

WALFORD HEATH | SHREWSBURY | SY4 2HT







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Baschurch 2.5 miles | Shrewsbury 6.3 miles | Telford 20.1 miles  
(all mileages are approximate)

A STRIKING AND BEAUTIFULLY BUILT DETACHED HOUSE, SET WITH  
IMPRESSIVE GARAGING AND LOVELY GARDENS.

Built to an exacting high specification and standard  
Wonderfully proportioned rooms  
Superb family living environment  
Large driveway parking area and detached garage  
Attractive generous gardens  
Convenient and sought after locality



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury proceed off Coton Hill along the Berwick Road (B5067) passing through Leaton. On reaching Walford Heath, carry on to the crossroads and take the left turn. The driveway into The Limes will be found on the left-hand side, after a short distance.



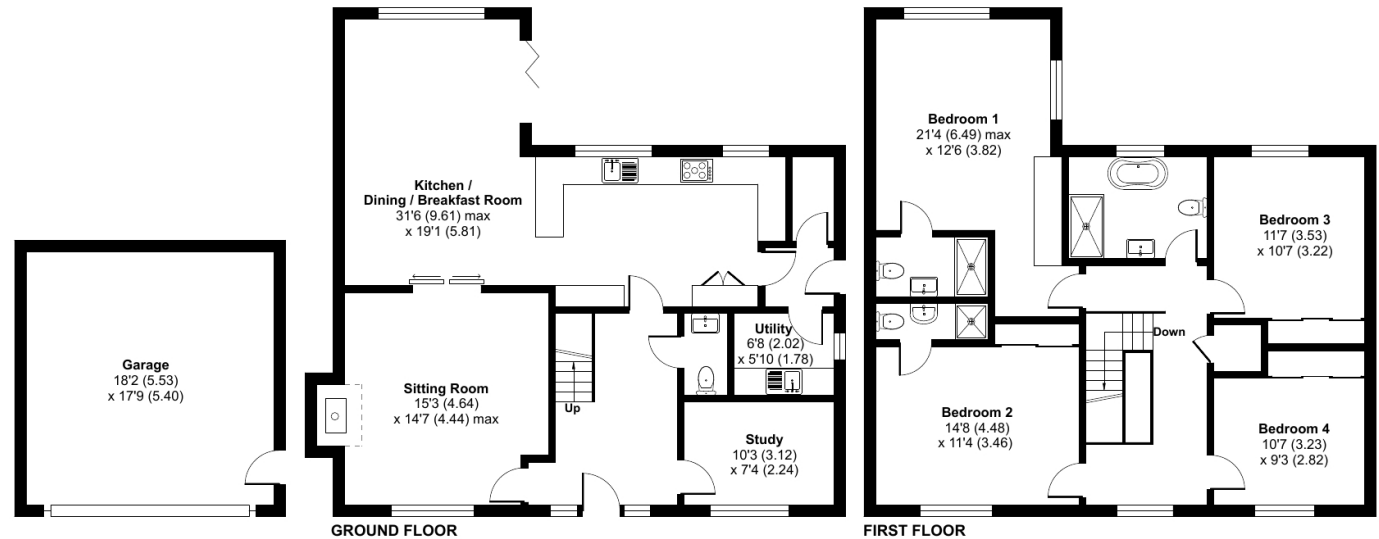
## SITUATION

Located in a sought-after and convenient rural locality, The Limes offers the perfect blend of peaceful countryside living with excellent access to nearby amenities, including Baschurch, which offers a good selection of amenities including the popular Corbett School, Spar shop and pubs/restaurants. More comprehensive amenities can be found at Shrewsbury, which provides an excellent shopping centre, range of restaurants and a rail service. Commuters will note that to the north is the market town of Oswestry, with further road links through to Wrexham and Chester.

## PROPERTY

Built in 2019 to an exceptional standard, The Limes is a bespoke, architect-designed residence combining beautiful craftsmanship with contemporary living. Constructed using handmade bricks and Heritage roof tiles, the property exudes quality and character from the moment you arrive, with a striking Border Oak entrance porch setting the tone for the high specification found throughout.

Internally, the home offers stylish and spacious accommodation, with underfloor heating to the ground floor and a seamless blend of glazed and matt Italian ceramic tiles, as well as engineered oak flooring. A beautifully crafted oak staircase rises from the entrance hall, leading to a galleried landing above.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1295092



The ground floor boasts a generous living room with a multi-fuel burner and pocket doors opening through to a spectacular open-plan living/dining/kitchen area - perfect for modern family life and entertaining. The kitchen features a Masterclass design with integrated Neff appliances, quartz worktops, sills, and upstands, along with a breakfast bar and extensive glazed bi-fold doors opening onto the sun terrace. A walk-in pantry, guest WC, and practical utility room complete the ground floor.

Upstairs, the galleried landing leads to the bedrooms, all of which provide built in wardrobes. The impressive principal suite has a luxurious en-suite shower room and Bedroom two also benefits from an en-suite. The two further well-proportioned bedrooms are served by a beautifully appointed family bathroom.

Approximate Area = 1999 sq ft / 185.7 sq m  
Garage = 321 sq ft / 29.8 sq m  
Total = 2320 sq ft / 215.5 sq m  
For identification only - Not to scale





## GARDENS

Outside, a generous golden gravelled driveway leads to an impressive, detached garage with a remote-controlled electric roller shutter door.

The front gardens are laid for ease of maintenance, incorporating a section of lawn and shrubbery borders.

The large, lawned rear garden is perfect for families and summer entertaining, with an Indian sandstone sun terrace providing a stunning setting for alfresco dining.



## GENERAL REMARKS

### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – F

### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.







