

ANCHORAGE

KINGSLAND BRIDGE ROAD | KINGSLAND | SHREWSBURY



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SHREWSBURY | SHROPSHIRE | SY5 6NQ

Telford 11 miles | Shrewsbury 12.5 miles | Chester 55 miles
Birmingham 46 miles | London Euston 2 hour 24 minutes
(Distances and time approximate)

An incredibly impressive and highly unique modern substantial family home positioned on the banks of the River Severn offering superb accommodation located a short walk from Shrewsbury Town Centre

Over 3,000 sq ft of accommodation

Spectacular town house with views of the River set over four floors

Wonderful entertaining space including a very well-proportioned drawing room

Private parking and garaging

Beautiful gardens leading to River Walks

Fishing and mooring rights

No onward chain



LOCATION & SITUATION

Anchorage occupies an elevated position on the western bank of the River Severn, making it particularly convenient for both Shrewsbury town centre and many of the area's most highly regarded schools.

The historic county town of Shrewsbury offers an extensive range of shopping, leisure and social facilities and lies only a short walk away. The town is well known for its attractive architecture and vibrant cultural scene, including Theatre Severn and the beautiful Quarry Park.

Road: The nearby A5 provides convenient road links towards Oswestry, Telford and onward via the M54 to Birmingham.

Rail: Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

Air: Airports are available at Birmingham, Manchester and Liverpool.

Schools: The property is ideally situated for a number of excellent schools including Shrewsbury School, Shrewsbury High School for Girls, and preparatory schools such as Kingsland School, St. Winifred's, and Prestfelde.

Sporting: There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Conover, horse racing at Chester & Ludlow.



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Anchorage is an imposing modern detached family home, built in the mid-1990s and occupying a superb elevated position within the sought-after Kingland area of Shrewsbury, close to the historic Kingsland Bridge and enjoying beautiful views across the River Severn. The house offers extensive and versatile accommodation arranged over several levels, thoughtfully designed to maximise both the plot and the surrounding outlook.





THE ACCOMMODATION

The property is entered via a welcoming entrance hall with access to a cloakroom/WC and the integral double garage currently used as a games room/homegym. From here, steps lead down to the heart of the home where there is a well-appointed kitchen/breakfast fitted with an excellent range of cupboards and units together with integrated appliances. A separate utility room provides additional practicality.

To the rear of the property are the interconnecting dining room and sitting room, offering flexible living and entertaining space. The sitting room/snug benefits from a modern fire and direct access onto the rear terrace,

creating a lovely connection between the house and gardens.

From the entrance hall, steps rise to the first floor where double doors lead to a magnificent drawing room which forms a wonderful focal point of the house. This elegant room features high ceilings with decorative cornicing and an impressive ceiling rose, with proportions inspired by classic Georgian design. A gas-fired contemporary log-burner fireplace creates a charming focal point, while a window seat provides delightful views across the gardens towards the River Severn and towards Kingsland Bridge. Across the landing there is also a generous-sized study.

The bedroom accommodation is arranged over two floors and is particularly generous. The principal bedroom is on the first floor and benefits from built-in wardrobes and dressing area together with en-suite bathroom and shower room. A guest bedroom with fitted wardrobe is served by a separate shower room.

On the second floor there are three further bedrooms, each with built-in wardrobes, along with a large family bathroom featuring twin wash basins, a generous bath and a separate shower cubicle.

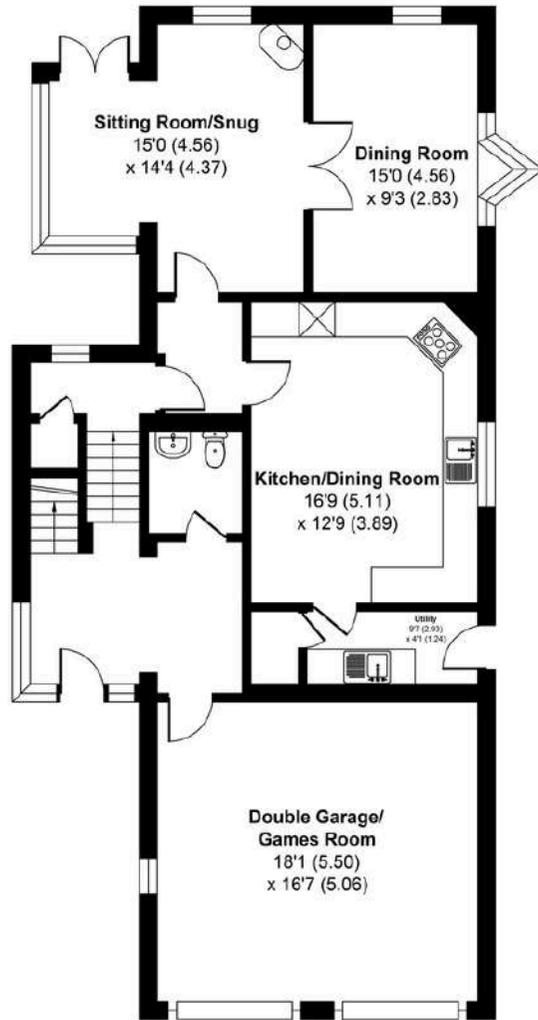




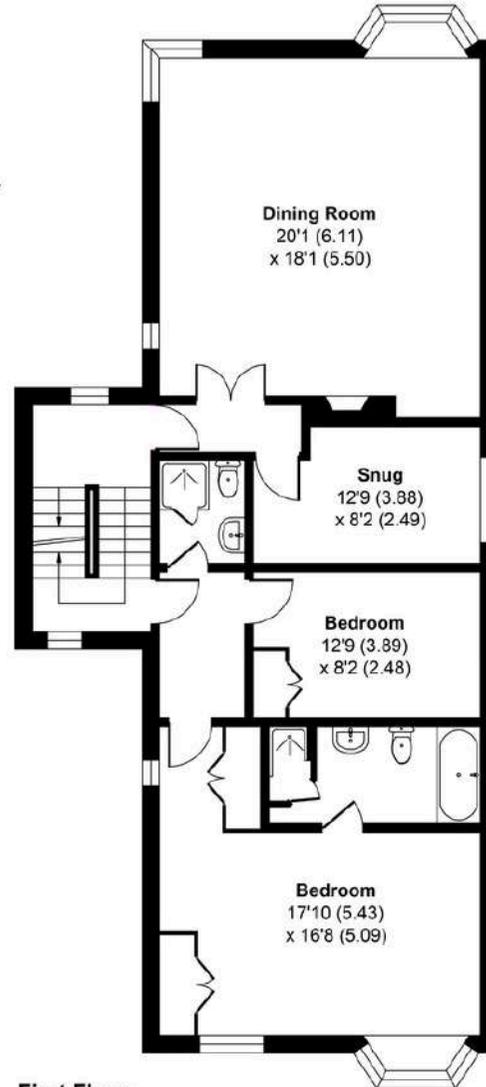




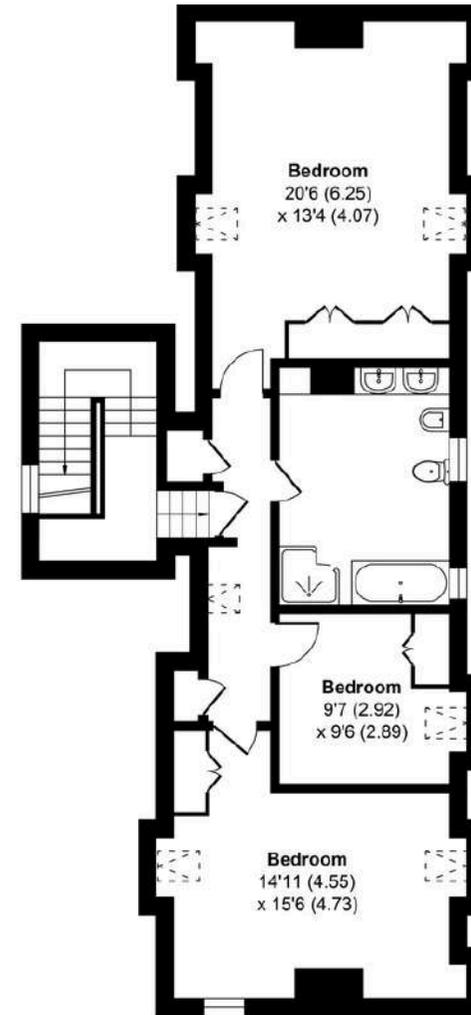
Approximate Area = 2833 sq ft / 263.2 sq m
 Garage = 300 sq ft / 27.9 sq m
 Total = 3133 sq ft / 291.1 sq m
 For identification only - Not to scale



Ground Floor



First Floor



Second Floor





GARDENS & GROUNDS

The property is approached from Kingsland Bridge Road onto a brick-paved driveway which sweeps down to a private parking area serving the house. This lies opposite to the integral double garage, fitted with twin electric doors for convenience.

Access to the rear gardens can be obtained via the side of the property, where an extensive terrace extends across the rear elevation, serving the sitting room/snug and providing an ideal space for outdoor entertaining. The terrace is enclosed by attractive brick pillars with wrought iron railings, with steps leading down to the main body of the garden. The lawned gardens extend towards the river. A gate provides access to the riverside pathway, allowing direct enjoyment of the surrounding natural setting.

GENERAL REMARKS

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 the property has the benefit of mains electricity. Ground source heat pump. Private water via a bore hole. Private drainage via a septic tank. Electric car charger. PV Solar panels. None of these services have been tested.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – H

EPC

Rating – C

DIRECTIONS

What3Words ///rare.poems.weeks

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. There is potential to purchase the property fully furnished. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

We have been informed that there is a right of way for the neighbouring farm over a small section of the main driveway. The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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