

PRESCOTT HOUSE

PRESCOTT ROAD | BASCHURCH | SHREWSBURY



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SHREWSBURY | SHROPSHIRE | SY4 2DR

Shrewsbury 8 miles | Oswestry 12 miles | Whitchurch 8 miles
Telford 21 miles | Birmingham 54 miles | London Euston 2 hours 36 minutes
(Distances and time approximate)

*An incredibly impressive Victorian family home
that has been extended, remodelled and is beautifully
presented throughout, situated in a desirable village location.*

Approximately 4,500 sq ft of accommodation set on on 0.5 acre plot

The most spectacular flowing kitchen/breakfast/dining/family room and snug – the hub of the house

4 bedrooms in the main house, 2 of which are suites with the other two having ensuite facilities

Expansive landscaped rear gardens with a large timber garden room with kitchen and log burner

Double garage with utility room and a bedroom/annex with en suite above

Private electric gated driveway, No Onward Chain



LOCATION & SITUATION

The property is attractively situated on the fringe of this popular rural village, with numerous amenities including a post office, Spar, doctors' surgery, church, tennis club and well renowned public house. Further afield lies the County Town of Shrewsbury and the market town of Oswestry, each providing extensive shopping, leisure and social facilities

Road: The A5 provides easy links to Shrewsbury in the south and to Oswestry and Chester in the north. The A5/M54 provides access to Telford, Birmingham and Midland business centres.

Rail: There are regular train links from Gobowen and Shrewsbury providing easy access to Birmingham and London beyond. Birmingham New Street to London Euston in approximately 1hr 20 mins.

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

Schools: There is a wide range of state and private schools in the area including the Corbet School in Baschurch and Packwood Haugh Prep School in the nearby Ruyton XI Towns.

Sporting: There are a range of sporting facilities nearby such local tennis, football and cricket clubs and golf at Shrewsbury.



PRESCOTT HOUSE

Prescott House is a delightful and substantial Victorian family home offering the most wonderful open plan flowing living accommodation leading to this being one of finest homes in the area. The house has been updated and extended and is beautifully presented throughout. The house now benefits from light, spacious and well laid out accommodation, along with garaging with annex above and a fabulous garden with an al fresco entraining area.





THE ACCOMMODATION

The front door opens into a pretty entrance hall with oak floor and staircase leading to the first floor, off which leads the spacious drawing/dining room with log burning stove. To the other side is the open family room with two way log burner that leads to an inner reception room and then on to a wonderful dining area with bifold doors leading to a patio and the side gardens.

This stunning, light-filled kitchen forms the true heart and hub of the home, designed with both style and functionality in mind. A large central island with sleek cabinetry and a polished worktop provides ample space for cooking, casual dining, and entertaining,

complemented by contemporary pendant lighting above. Vaulted ceilings with multiple skylights flood the space with natural light, enhancing the sense of openness and airiness. High-quality finishes, integrated appliances, and clean, modern lines create a refined yet welcoming atmosphere.

Expansive bifold doors span the rear wall, seamlessly connecting the interior to the garden and allowing indoor-outdoor living at its best—perfect for entertaining or enjoying warmer days. Warm wooden flooring runs throughout, adding texture and warmth, while a cosy

seating area to one side creates a relaxed family-friendly environment. To complete the ground floor accommodation there is a utility room and WC.

On the first floor property features two luxurious bedroom suites, along with two further double bedrooms, each benefiting from its own en suite facilities.

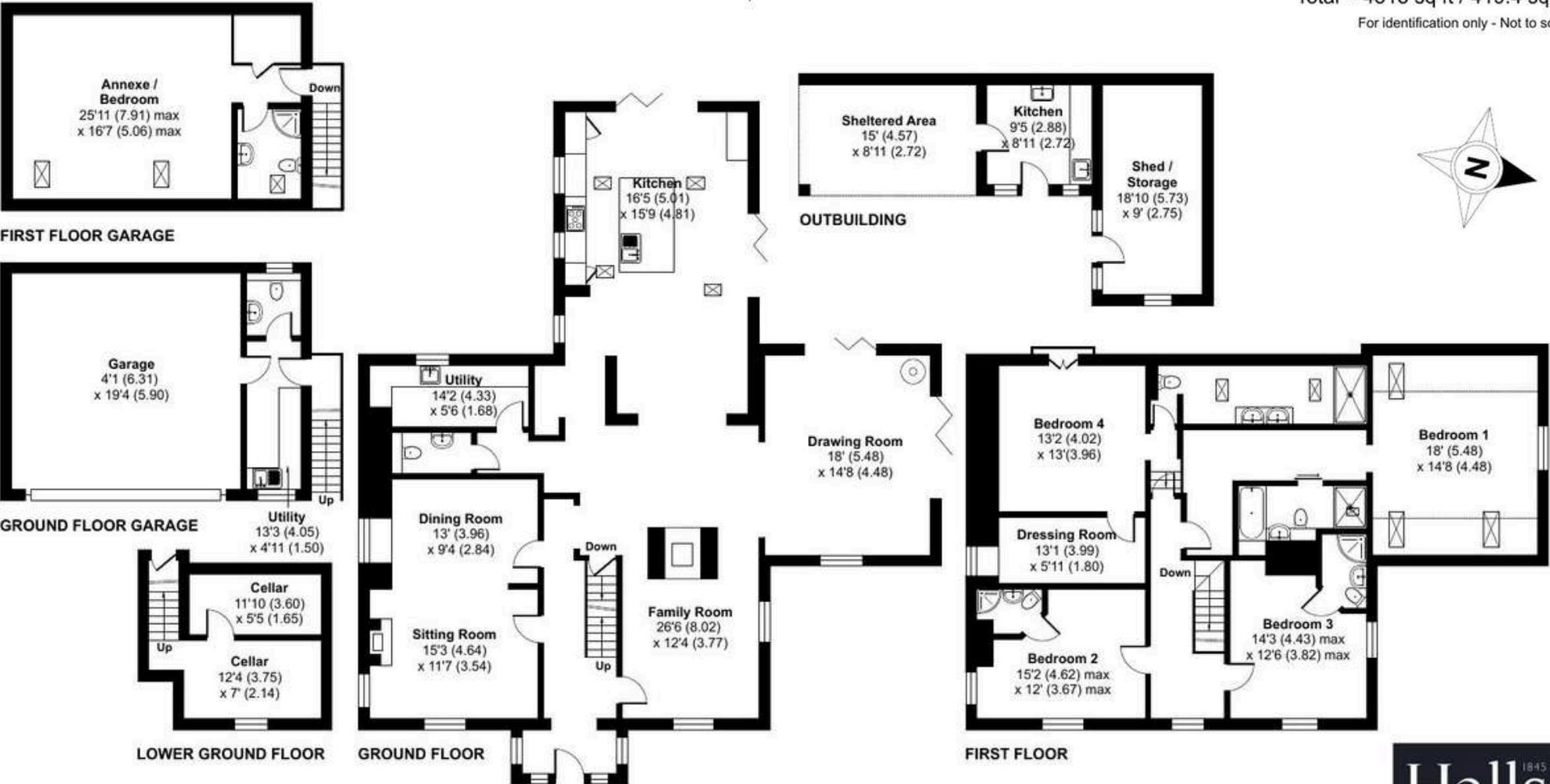






PRESCOTT HOUSE

Approximate Area = 3223 sq ft / 299.4 sq m
 Limited Use Area(s) = 99 sq ft / 9.2 sq m
 Garage = 939 sq ft / 87.2 sq m
 Outbuilding = 254 sq ft / 23.6 sq m
 Total = 4515 sq ft / 419.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Halls. REF: 1416663







GARDENS & GROUNDS

The house is approached via private electric timber gates and a gravelled driveway leading to a parking area to one side, along with a double garage and utility room. Above the garage is a superb space that could be used as a guest bedroom/home office/annex that is serviced by a separate shower room.

Prescott House stands within extensive lawned gardens which sweep from the front to rear and are interspersed with a variety of trees and shrubs. To the bottom of the garden is a fantastic timber building, which not only provides useful garden storage but is also fitted with a kitchen and covered paved seating area making it an ideal space for al fresco entertaining.

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, gas, water and drainage. 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 – D

EPC

Rating – C

DIRECTIONS

What3Words ///neatly.firmly.cool

From Shrewsbury proceed along Coton Hill turning left at the traffic lights onto Berwick Road in the direction of Baschurch. Continue along and on arrival at the mini roundabout just outside the village, turn right, proceed passed the Doctors Surgery and the gated entrance to the property will be identified after a short distance on the right hand side.

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 outgoings, 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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