

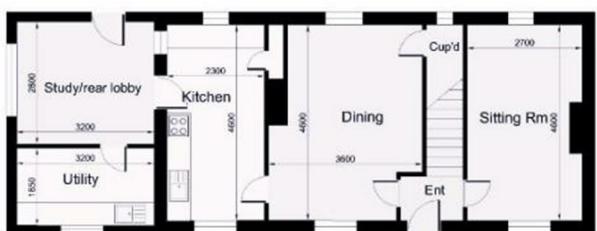
FOR SALE

Oak Field, Leebotwood, Church Stretton, SY6 6LU

Halls<sup>1845</sup>



Floor Plan



Ground Floor

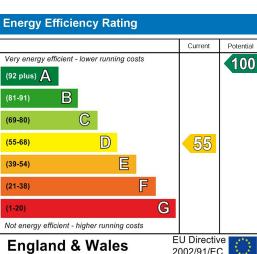
Oak Field  
Leebotwood  
Church Stretton  
SY6 6LU

Total Floor Area 107 Sq m (1150 Sq ft)

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



FOR SALE

Offers in the region of £410,000

Oak Field, Leebotwood, Church Stretton, SY6 6LU

A highly desirable detached house, offering excellent scope to extend (STPP), set with gardens and land with far reaching views towards the Lawley and Caradoc. In all approximately 1.25 acres.



Halls<sup>1845</sup>

01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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MILEAGES: Church Stretton 3.2 miles, Shrewsbury 10.8 miles, Telford 22.9 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Convenient location
- Well proportioned rooms
- Scope to improve and extend (STPP)
- Beautiful views
- In all approx 1.25 acres
- NO ONWARD CHAIN

#### DIRECTIONS

From Shrewsbury, proceed south along the A49, passing through the villages of Bayston Hill and Dorrington. Continue through Leebotwood and after a short distance the property will be clearly identified on the left hand side by a Halls for sale board.

#### SITUATION

The property is most attractively situated on the outskirts of the small hamlet of Leebotwood. Oak Field benefits from lovely views over Shropshire countryside, including outlooks towards the Lawley and Caradoc. The property also provides easy access to local centres with the A49 providing a good route to Shrewsbury and the A5 dual carriageway links to the M54 motorway. Leebotwood itself, offers a public house/restaurant and is within close driving distance of the village of Dorrington, which has a selection of amenities, including a primary school, shop, butchers and public house. The popular town of Church Stretton is also within close proximity and has a rail service.

#### DESCRIPTION

Oak Field is a country residence, which offers well proportioned accommodation and will no doubt provide strong market appeal. The ground floor has two reception rooms, kitchen, study/lobby and utility room. To the first floor, there are three bedrooms and a bathroom. The property also offers excellent scope for extension (STPP). Outside there is a generous amount of driveway parking, together with space for the erection of a garage subject to the necessary planning consents. The gardens are predominantly lawned with herbaceous shrubbery beds and borders, whilst the land is currently split into two paddocks laid to pasture and provide stunning far reaching views towards the Lawley and Caradoc.

#### ACCOMMODATION

Storm porch with panelled part glazed entrance door into:-

#### ENTRANCE HALL

Staircase to first floor and doors off and to:-

#### DINING ROOM

15'1" x 11'9"

Feature fireplace, with slate hearth and cast iron grate. Front and rear aspect windows.

#### LIVING ROOM

15'1" x 8'10"

With fire place, housing living flame coal effect gas fire, front and rear aspect windows with particularly pleasant aspect to the rear towards the Lawley. Built in under stair storage cupboard.

#### BREAKFAST KITCHEN

15'1" x 7'6"

Comprising eye and base level units with worksurface area over and incorporating a stainless steel sink unit and drainer, space and connection for electric cooker, space and plumbing for dishwasher, space for fridge freezer. Tiled splash. Additional built in storage cupboards and door to:-

#### STUDY/LOBBY

10'5" x 9'2"

With UPVC access door to garden and door to:-

#### UTILITY

10'5" x 6'0"

With wall mounted Worcester gas fired central heating boiler, Belfast sink unit. Fitted worktop. Space and plumbing for washing machine, space for tumble dryer.

#### FIRST FLOOR LANDING

With doors off and to:-

#### BEDROOM ONE

11'9" x 11'5"

With access to loft space and providing a range of fitted bedroom furniture, comprising wardrobes and storage cupboards.

#### BEDROOM TWO

15'1" x 8'10"

With ornamental fireplace, front and rear aspect facing windows.

#### BEDROOM THREE

8'6" x 8'0"

#### BATHROOM

Providing a suite comprising low level WC, wash hand basin, panelled bath with electric shower over, part tiled walls and tiled splash.

#### OUTSIDE

The property is approached through a gated entrance onto a driveway, which provides parking for numerous vehicles and leads to an area with potential space for the construction of garage subject to any necessary building regulations and planning permissions.

#### THE GARDENS

To the front, the gardens offer neatly maintained lawns with established hedgerows and a variety of specimen trees. Located to the rear, is a concreted patio seating area, further flowing lawns with well stocked shrubbery beds and borders. Two timber and felt storage sheds. Brick and slate garden WC. A gravelled section then leads to a gated entrance, which provides access to the two paddock enclosures.

#### PADDOCKS

Both laid to pasture and providing a stunning outlook and views over adjoining farmland and towards the Caradoc and the Lawley hills.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water and electricity are understood to be connected. Gas fired central heating boiler. Drainage is to a septic tank. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

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