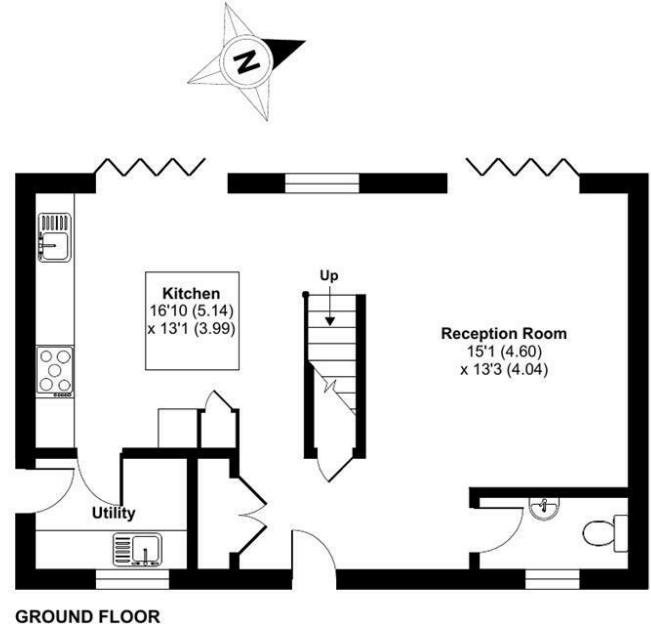


FOR SALE

12 Winston Fields, Tetchill, Ellesmere, Shropshire, SY12 9FA



Approximate Area = 1170 sq ft / 108.6 sq m  
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

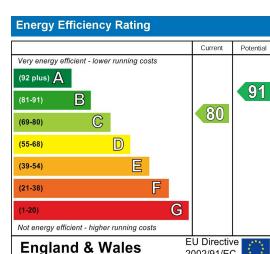
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1410336



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



**OnTheMarket.com**



APPROVED CODE  
TRADINGSTANDARDS.UK



12 Winston Fields, Tetchill, Ellesmere, Shropshire, SY12 9FA

A recently constructed and stylishly presented three-bedroom detached family home boasting open-plan ground floor living accommodation, ample driveway parking, and generous gardens enjoying an open aspect, enviably situated within a select development of homes in the peaceful village of Tetchill, near Ellesmere.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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01691 622602

Ellesmere (2 miles), Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles).

(All distances approximate)



1 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s



- **Recently Constructed**
- **Open-Plan Ground Floor**
- **Generous Gardens**
- **Ample Parking**
- **Select Development of Homes**
- **Traditional Village Setting**

## DESCRIPTION

Halls are delighted with instructions to offer 12 Winston Fields in Tetchill for sale by private treaty.

12 Winston Fields is a recently constructed three-bedroom detached home which has been carefully maintained by the current vendor and which provides almost 1,200 sq ft of thoughtfully designed living accommodation, with a wonderfully open-plan ground floor complemented by three first floor bedrooms, the master benefitting from an en-suite, and a family bathroom.

The property is situated within a generous level of external space which offers ample off-street parking to the fore, this complemented to the rear by predominately lawned gardens ideal for families.

**W3W**  
//hologram.sung.pupils

## SITUATION

12 Winston Fields is situated within a select development of properties in the quaint rural village of Tetchill, which lies amongst the rolling fields of the north Shropshire landscape and, as such, provides excellent opportunities for country walks whilst remaining convenient for access to the lakeland town of Ellesmere, which sits around 2 miles to the north and provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and can both be reached, by car, in around 30 minutes, and offer a more comprehensive range of amenities.

## THE PROPERTY

The property is principally accessed via a pitched external Porch which opens into thoughtfully designed open-plan ground floor living area, so arranged as to provide a particularly sociable space ideal for entertaining or family moments alike. Stairs lie centrally within the ground floor and offer a small degree of separation between the Reception Area, which lies to the right and offers ample space for seating, and the Kitchen/Dining Area, which features a stylishly appointed kitchen comprising a selection of base and wall units situated around a kitchen island. Either side of the ground floor enjoy bi-fold doors which both exit directly onto the gardens, further enhancing the versatility of the space and allowing for a seamless transition between the internal and external elements of the home.

Completing the ground floor accommodation is a useful Utility Room accessed via the Kitchen, which features planned space for white goods alongside an external door onto the side of the property; and a Cloakroom.

Stairs rise from the ground floor to a first floor landing with recessed storage cupboard, from where access is provided into three comfortably sized Bedrooms, all of which enjoy elevated views across this picturesque village and the countryside which surrounds it. The Master Bedroom is complemented by fitted wardrobe space and an adjoining En-Suite Shower Room, with the remaining Bedrooms served by a family bathroom comprising a bath, low-flush WC, and hand basin.

## OUTSIDE

The property is approached onto generous gravelled parking area providing ample space for multiple vehicles, this flanked to one side by an area of lawn and culminating at paving which leads from the front door to the rear of the property.

the gardens are a notable feature of the property and extend, in all, to around 0.12ac, with the rear enjoying an open aspect whilst presenting featuring an expanse of well maintained lawns complemented by an attractive paved patio area, the latter representing an ideal spot for outdoor dining and entertaining. The rear gardens also feature a large timber Summerhouse positioned alongside a greenhouse.

## THE ACCOMMODATION COMPRISES:

- Ground Floor -  
Reception Area: 4.60m x 4.04m  
Kitchen: 5.14m x 3.99m  
Utility Room:  
Cloakroom:

- First Floor -  
Bedroom One: 3.91m x 3.38m  
En-Suite:  
Bedroom Two: 4.11m x 3.00m  
Bedroom Three: 3.02m x 2.69m  
Family Bathroom:

## DIRECTIONS

Leave Ellesmere via Birch Road, continuing over the canal bridge onto a quiet country lane which winds its way past Ellesmere College into the village of Tetchill. Proceed through the village and, shortly after the bend, where Ellesmere Road becomes Hordley Road, a left hand turn leads into Winston Fields, where number 12 will be positioned and identified by a Halls "For Sale" board.

## SCHOOLING

The property is convenient for a number of well-regarded state and private schools, including Lakelands Academy, Ellesmere Primary School, Welshampton C of E Primary, Criftins C of E Primary, Cockshutt C of E Primary, Oswestry School, The Corbet School, Adcote School for Girls, and Moreton Hall. The property is particularly well located for access to Ellesmere College, which lies under a mile away.

## SERVICES

We understand that the property has the benefit of mains waters and electricity, and drainage. Heating is provided via a sunken LPG tank and benefits from a heat recovery and air filtration system.

## TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

## COUNCIL TAX

The property is in Band D on the Shropshire Council Register.

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire.