



Amercroft, Marshbrook

Church Stretton, Shropshire, SY6 6RG

A modern detached 3 Bedroomed home standing in a large plot just over 1/2 acre, with pretty Garden, space for Garage and useful Outbuilding. The property is situated approx. 2.5 miles south of the Town of Church Stretton. EPC rating C.

Offers In The Region Of: **£375,000**

Ammercroft is a modern detached house built by the current owners and stands in around 1/2 acre of garden and grounds and has mains gas and double glazing. Within the grounds there is a large outbuilding providing useful storage space and optional hobby room or work shop (measurements approx 45' x 20'). The property is situated adjacent to the Lazy Trout cafe' between the A49 and the railway line but is well screened by mature hedging on all sides.

The town of Church Stretton lies amidst the South Shropshire Hills midway between Shrewsbury and Ludlow and is approximately 2.5 Miles away. It is a popular market town and offers excellent shopping facilities together with schools, banks, churches, recreation facilities, bus and rail communications. The County Town of Shrewsbury is approximately 15 miles to the North with access to the M54 and motorway network around 25 miles away. The accommodation is more fully described as follows:

Hardwood half-glazed Entrance Door to

Reception Hall With centre lights. Smoke detector. Power points. Cupboard with shelf. Door leads through to

Living Room With feature brick fireplace inset with a cast iron Log burner stove on a flagged hearth. Ceiling spot lights. Underfloor heating. Double glazed windows to front and rear elevations plus French doors to Terrace and Garden.

Off the Hallway a door also leads through to a spacious

Kitchen/Dining Room Nicely fitted with an extensive range of oak-fronted wall and floor units, with heat-resistant work surfaces, including an island unit. Stainless steel sink unit with bowl and a half and mixer tap. Space for a large cooking range with fan and light above. Complementary wall tiling. Ceramic tiled floor with underfloor heating. Ceiling spot lights. Double glazed windows to front and rear elevations. Archway leads through to



Utility Area Again with oak-fronted wall and floor units with heat-resistant work surfaces. Stainless steel sink unit. Space under for washing machine and tumble dryer. Stable door to Garden. Door leads off to

Shower Room With WC, hand basin and tiled shower. Extractor fan. Tiled floor.

Staircase leads to first floor landing with double glazed window to the rear. Radiator. Access to roof void. Doors lead off to

Master Bedroom With radiator. Double glazed window to the front. Door to a Juliet balcony. Built-in wardrobes. Door to



En-Suite Shower Room With large walk-in shower. Hand basin. WC. Ceiling spot lights. Tiled walls. Obscured double glazed window. Heated chrome towel rail.

Bedroom 2 With double glazed window to the front. Radiator. Built-in wardrobe with rail and shelf. Adjoining Airing Cupboard with insulated hot water tank.

Bedroom 3 With radiator. Ceiling spot lights. Double glazed window to the rear.



Bathroom Having spa bath with shower attachment. Hand basin. WC. Wall tiling. Chrome towel rail. Obscured double glazed window to the front.

Outside The property is approached off the A49 by way of a gravelled drive leading through an entrance gate to a large gravelled parking and turning area. There is a further area to the side of the house which has planning permission for a large detached garage. To the side of the house there is also a Megafluo System AG gas-fired central heating boiler. To the far side of the house through a wicket gate and surrounded by close-boarded fencing is the Garden. There is a pretty terraced area with low brick walling. Further slabbed pathways lead up to a generous area of lawn where there are a number of ornamental trees. At the far end of the garden is a large corrugated iron Outbuilding, approximately 45' x 20', with power and lighting including 3 phase.



Services We understand that the property is connected to mains electricity, including 3-phase to the outbuilding, plus mains gas and mains water. Private drainage.

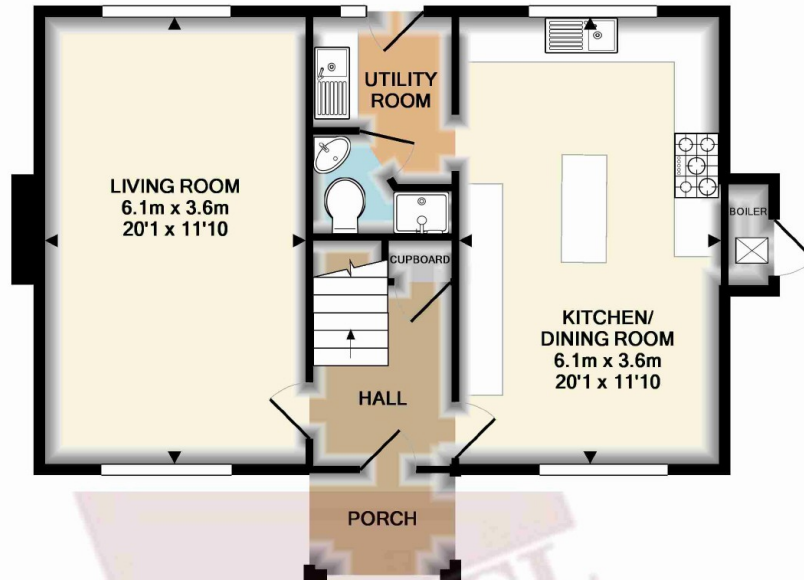
Tenure We understand that the property is Freehold.

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Telephone 0345 678 9000

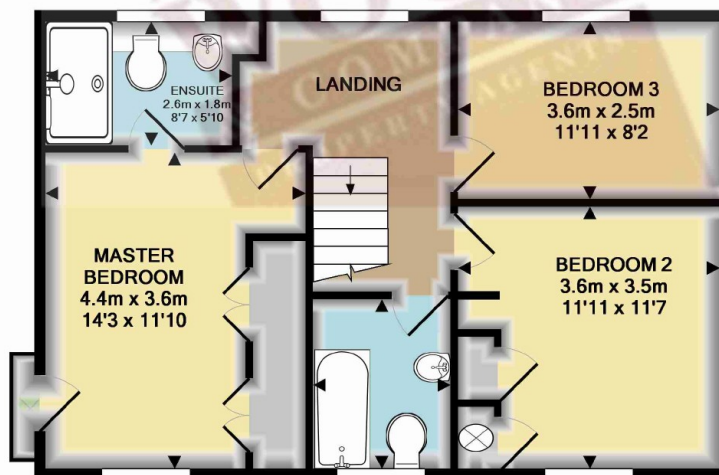
Viewing By appointment with the agents on 01694 722723.

Out of Office Enquiries Please contact Anthony Wood on 01588 673890.

Directions From Church Stretton continue south along the A49 and just past the Lazy Trout cafe you will see a turning on your right hand side which leads to Amercroft.



GROUND FLOOR
APPROX. FLOOR
AREA 59.9 SQ.M.
(645 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 56.1 SQ.M.
(604 SQ.FT.)

TOTAL APPROX. FLOOR AREA 116.0 SQ.M. (1248 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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