

The Retreat, Hazledene, Dorrington, Shrewsbury,  
SY5 7JD

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**Offers in the region of £435,000**

Viewing: strictly by appointment  
through the agent

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Occupying a truly fantastic secluded position in a sought after village location, this is a superior deceptively spacious, modern four double bedroom detached house, offering instantly appealing living accommodation and boasting excellent energy efficiency throughout. Dorrington has a range of good amenities including a Primary School, Village Shop, a Butchers, Public Houses and a Church. The village is conveniently placed approximately 6 miles south of Shrewsbury, a similar distance North of Church Stretton and has good access to the local by pass linking up to the M54 motorway network. Viewing comes highly recommended.

**Accommodation:**

Reception hallway, study, spacious impressive lounge / diner, L-shaped modern family kitchen / breakfast room, utility room with wc, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, luxury re-fitted bathroom, generous gravelled driveway, large garage, landscaped southerly facing gardens, upvc double glazing, gas fired central heating, solar panels, (unexpired NHBC certificate).

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door gives access to:

**Reception hallway:**

Having engineered oak flooring, radiator, wall-mounted alarm control panel, thermostat control unit, generous sized under-stairs store cupboard. Part glazed panelled door from reception hallway gives access to:

**Study:**

10'9 x 7'7 (3.28m x 2.31m)  
Having upvc double glazed window, engineered oak flooring, radiator, television and telephone point.

Part glazed panelled door from reception hallway gives access to:

**An impressive part vaulted ceiling lounge / diner:**  
30'7 x 15'0 (9.32m x 4.57m)

**The lounge area:**

Comprises: an impressive vaulted ceiling, radiator, engineered oak flooring, upvc double glazed bi-folding doors giving access to the gardens, television aerial points, two wall light points.

**The dining area:**

Comprises: engineered oak flooring, two sets of upvc double glazed french doors giving access to the rear gardens, radiator, telephone point, two wall light points.

Part glazed panelled doors from reception hallway gives access to:

**A spacious L-shaped family kitchen / breakfast room:**

24'6 max x 15'0 max (7.47m max x 4.57m max)  
Comprises: a range of modern eye level and base units with built-in cupboards and drawers, fitted solid oak worktops, with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, free-standing a Range style Smeg cooker with five ring gas hob and stainless steel cooker canopy over, integrated dishwasher, fridge freezer (all with matching fascias), glass display cabinets,

recessed spotlights to ceiling, tiled floor, upvc double glazed window, upvc double glazed french doors giving access to the rear gardens, tiled floor, two radiators, television aerial point, telephone point.

From reception hallway panelled door gives access to:

**Utility and wc:**

7'5 x 6'3 (2.26m x 1.91m)  
Having a base unit with fitted worktop, stainless steel 1 1/2 sink drainer unit with mixer tap over, wall-mounted Worcester gas fired combination boiler, tiled floor, radiator, low flush wc, pedestal wash hand basin with mixer tap over, part tiled to walls, (space for washing machine and tumble dryer).

From reception hallway stairs rise to a range of upvc double glazed windows to a light and airy first floor landing having, a velux roof window, radiator, loft access, cupboard housing pressurised water system. Panelled doors from first floor landing give access to all bedrooms and luxury re-fitted bathroom.

**Master bedroom:**

13'0 excluding wardrobe recess x 12'9 max (3.96m excluding wardrobe recess x 3.89m max)  
Having a large built-in wardrobe with sliding doors, engineered oak flooring, radiator, upvc double glazed window, remote control velux blind, television and telephone points. Door from bedroom one gives access to:

**En-suite shower room:**

Having tiled shower cubicle with shower over, glazed folding door, pedestal wash hand basin with mixer tap over, low flush wc, part tiled to walls, tiled floor, heated chrome style towel rail, extractor fan, recessed spotlights to ceiling.

**Bedroom two:**

15'1 x 9'7 excluding recess (4.60m x 2.92m excluding recess)  
Having upvc double glazed window, radiator, built-in double wardrobe, television aerial point.

**Bedroom three:**

14'3 x 7'8 (4.34m x 2.34m)  
Two upvc double glazed windows, radiator, television aerial point.

**Bedroom four:**

10'10 x 10'0 (3.30m x 3.05m)  
Having upvc double glazed window, built-in double wardrobe, radiator, television aerial point.

**Luxury re-fitted bathroom:**

Comprising: walk-in shower with Rainfall shower over, low flush wc, bidet, wall-hung wash hand basin with mixer tap over, store draw below, Clearwater Stone free-standing bath with mixer taps over, three upvc double glazed windows, Amtico flooring part tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

**Outside:**

Access is given over the neighbouring property (Hazledene), which then leads to The Retreat, which has a generous gravelled driveway, with a raised brick shrub area, two outside lighting points. From the driveway access is given via a roller-door to a large L-shaped garage. Side access is then given to both sides of the property, one via a gravelled pathway and the other via a

paved courtyard area with gravelled section and mature shrubs. This then leads to a pleasant rear enclosed garden comprising: paved patio / sun terrace with outside lighting point, cold water tap, well stocked borders containing a variety of specimen shrubs, plants, bamboo shoots, raspberry bushes, small trees etc. The rear gardens have a southerly facing aspect.

**L-shaped garage:**

20'8 max x 19'4 (6.30m max x 5.89m)  
With pvc double glazed door, which gives access to the rear gardens, upvc double glazed window, fitted power and light.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

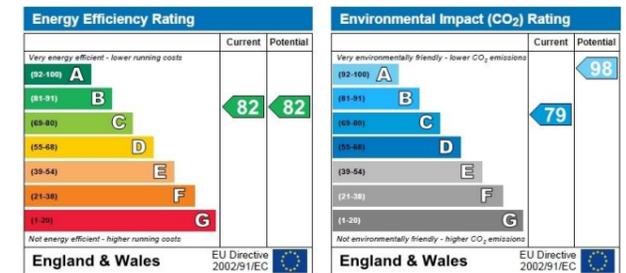
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Any areas / measurements are approximate only and have not been verified.

**Directions:**

From Shrewsbury head out on the A49, and when arriving in the village of Dorrington, turn left (by the butchers), onto The Fold and travel a short distance and turn right (before Denver Cottage), onto a brick paved area, and continue onto a gravelled driveway alongside the property named Hazledene and continue for a short distance and the property will be found straight ahead with double wrought iron gates, giving access to The Retreat driveway.



**FLOOR PLANS**

