HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

Thistledown Hazler Road, Church Stretton, Shropshire, SY6 7AQ

www.hbshrop.co.uk

Offers In The Region Of £800,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Thistledown Hazler Road, Church Stretton, Shropshire, SY6 7AQ

Occupying one of Church Stretton's most sought-after residential addresses, this attractive detached period home enjoys an enviable position on Hazler Road, set within mature leafy surroundings and standing on a generous plot with delightful views towards the stunning Long Mynd and Church Stretton hills. Combining character, charm and spacious family accommodation, the property offers beautifully proportioned living space throughout, creating a wonderful opportunity for those seeking an elegant home in an outstanding setting. Retaining a wealth of appealing period features, the well-balanced accommodation is both versatile and inviting, with an abundance of natural light flowing through the principal rooms. The property boasts four well-proportioned bedrooms, complemented by a range of attractive reception rooms ideally suited to modern family living, entertaining and home working. The generous plot further enhances the appeal, providing excellent outdoor space and a high degree of privacy within this prestigious location. Hazler Road is widely regarded as one of the town's premier addresses, being within easy reach of Church Stretton's excellent range of amenities, highly regarded schools, railway station and road links, whilst enjoying immediate access to some of Shropshire's most spectacular countryside and walking routes. A rare opportunity to acquire a distinguished period home offering space, character and an exceptional setting in the heart of one of Shropshire's most desirable market towns. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises
Entrance porch, hallway, sitting room , lounge, dining/family room, attractive kitchen with fitted granite worktops, first floor landing, four bedrooms, stylish ensuite shower room, modern refitted family bathroom, well established front and rear enclosed gardens, generous driveway, substantial garage, good size rear gardens.

UPVC double glazed double doors gives access to:

Entrance porch
Having double glazed window, tiled floor, wooden part glazed leaded door with wooden framed glazed window to side gives access to:

Entrance hallway
Having engineered wooden flooring, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Sitting room
12'0 x 10'0
Having UPVC double glazed window to front, radiator, picture rail.

Door from entrance hallway gives access to:

Lounge
14'0 x 12'0
Having UPVC double glazed window to front, feature wood burning stove set to an exposed brick hearth with decorative timber fire surround, radiator, picture rail, coving to celing.

Part glazed door from entrance hallway gives access to:

Dining room with family area
23'7 excluding recess x 13'6 max
The family area comprises: Engineered wooden flooring, fitted store cupboards, picture rail. The family area comprises; UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window to side, radiator.

Part glazed door from dining/family room gives access to;

Attractive kitchen
15'7 x 7'1
And comprises: A range of eye level and base units with built-in cupboards and drawers, fitted granite worktop with inset stainless steel sink with mixer tap over, tiled floor, two UPVC double glazed windows to rear, LED recessed spotlights to ceiling, space for appliances, UPVC double glazed door giving access to open fronted rear lobby.

From entrance hallway stairs rise to:

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First floor landing
Having UPVC double glazed window to front and rear of property.

Door from first floor landing give access to: Four bedrooms and refitted family bathroom.

Bedroom one
14'1 x 12'0
Having UPVC double glazed window with a pleasing aspect to front, radiator.

Bedroom two
11'11 max reducing down to 8'5 min x 12'0
Having UPVC double glazed window with a pleasing aspect towards neighbouring properties, and the Church Stretton Hills, coving to ceiling, radiator. Then gives access to:

Modern ensuite shower room
Having tiled corner shower cubicle, low flush WC, wash hand basin with mixer tap over, storage cupboard below, vinyl floor covering, fully tiled to walls, recessed spotlights and extractor fan to ceiling.

Bedroom three
12'0 x 10'0
Having UPVC double glazed window with a pleasing aspect to front of the property, wood effect laminate flooring.

Bedroom four
12'0 max into walkway recess reducing down to 5'11
Having UPVC double glazed window with a pleasing aspect over the property's rear garden, neighbouring property's and Church Stretton Hills, loft access, radiator.

Refitted family bathroom
Having a modern refitted suite comprising: Panel bath with shower attachment off with mixer tap, corner tiled shower cubicle, low flush WC, wash hand basin with mixer tap over and storage cupboard below, airing cupboard, two UPVC double glazed windows to rear, vinyl floor covering, heated towel rail, part tiled to walls

Outside
The property is approached a generous tarmacadam driveway, providing off street parking for a number of vehicles. The front gardens are well established and comprise: Mature shrubs, plants, bushes and trees, stone brick walling, outside lighting point. From the driveway access is then given to:

Substantial garage
39'8 x13'8 max
Having up and over door, fitted power and light, wall mounted electricity consumer unit, pedestrian service door to rear. Gated side access then leads to the property's:

Good size rear gardens
Having paved sun terrace, paved patio, raised decked area, lawn garden with centralised pathway, mature shrubs, plants and bushes. The rear gardens are enclosed by mature hedging and have a delightful aspect towards Church Stretton Hills.

Directions
On entering Church Stretton (at the traffic lights/crossroads), turn left onto Sandford Avenue and then take the 2nd right onto Hazler Road and then continue for approximately 0.2 of a mile and the property will be found on the left hand-side just after a post box situated on the right hand-side.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND - C

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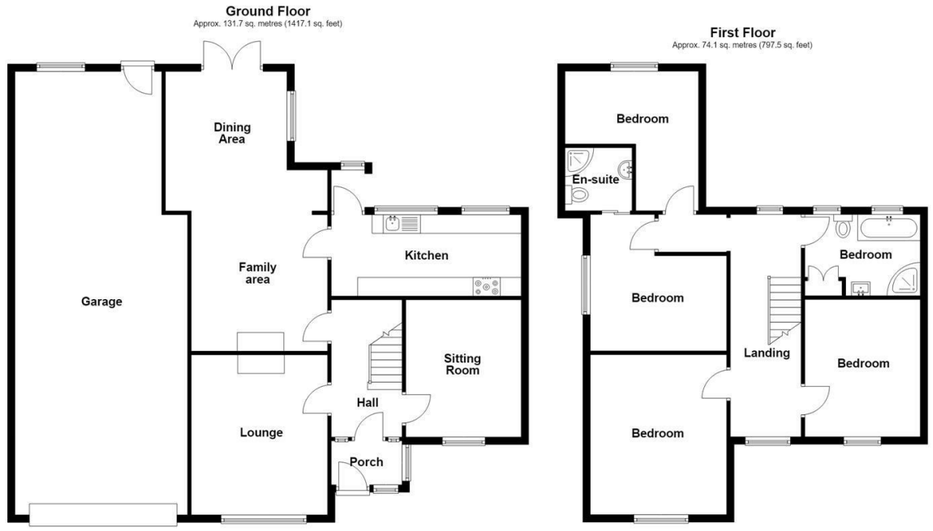
Tenure
The property is freehold.

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).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 205.7 sq. metres (2214.6 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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