



Roger
Parry
& Partners

12 Oakland Park
Church Stretton, SY6 7AW



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Built in 2019, this impressive six-bedroom executive residence is set within an exclusive four-property cul-de-sac, within walking distance of the picturesque market town of Church Stretton.

The over 5000 square feet of living accommodation includes an open plan living/kitchen/dining room, a grand entrance hall with feature staircase and annexe style living accommodation over an extensive triple garage. The property offers privacy, space, and refined modern living, all within a stones throw of one of Shropshire's most prestigious towns.

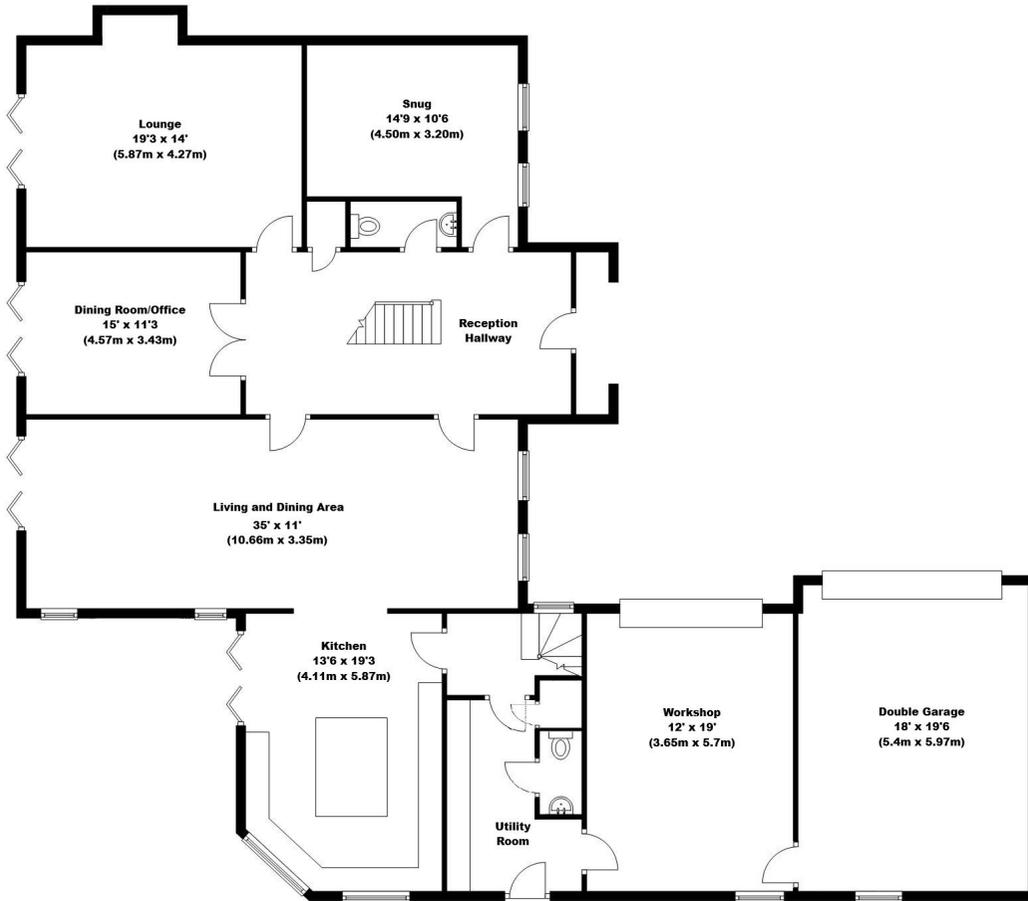
Located just a 15-minute walk from Church Stretton town centre, the property combines peaceful surroundings with convenient access to local amenities, schools, and transport links.





Floor Plan
(not to scale - for identification purposes only)

Ground Floor



First Floor



Total area: 5,089sqft (472sqm)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com
Direct Dial 07973 205 007
Plan produced using PlanUp.

Ground Floor Accommodation

Upon entering, you are welcomed by a magnificent entrance hallway, a true centrepiece of the home. Flooded with natural light and beautifully proportioned, the space is anchored by a striking central staircase, creating an immediate sense of quality and architectural elegance.

At the heart of the property lies an expansive open-plan kitchen, dining and living area, perfectly designed for modern family life and entertaining. The kitchen is thoughtfully arranged with generous workspace and storage, flowing seamlessly into the dining and informal living areas, with direct access and views over the garden—ideal for both everyday living and social gatherings.

Practicality is equally well considered, with a well-equipped utility room offering additional storage and laundry space, and providing internal access to the triple garage, enhancing convenience and functionality.

The ground floor further benefits from a dedicated study, positioned to the rear of the property and enjoying pleasant garden





views, providing an ideal environment for home working.

A beautifully appointed living room offers a more formal retreat, featuring a charming inglenook fireplace with a log burner, creating a warm and inviting atmosphere, perfect for relaxing evenings.

In addition, a separate snug provides a versatile secondary reception space, ideal as a cosy lounge, playroom, or media room.

Accessed internally, from the utility room, the expansive triple garage benefits from electric roller doors and water resistant, painted floors. A single garage has been partitioned to create a fully equipped workshop/storage space.

First Floor Accommodation

The sense of space and quality continues to the first floor, where a generous galleried landing leads to four beautifully appointed bedrooms, all finished to a high standard and enjoying an abundance of natural light.

The principal suite is particularly impressive, offering a spacious and refined retreat. This superb room benefits from a fully fitted dressing room and a stylish en suite bathroom, creating a luxurious private space.







French doors open onto a Juliet balcony, perfectly positioned to enjoy far-reaching views across the Long Mynd and towards Church Stretton.

A well-proportioned guest bedroom also enjoys the advantage of its own en suite shower room, built-in wardrobes and a Juliet balcony capturing the same enviable outlook, making it ideal for visiting family and guests.

Two further bedrooms on this floor are both generous doubles, served by a well-appointed family bathroom. This impressive space features a large walk-in shower alongside an oversized feature bath, combining practicality with a touch of indulgence.

In addition, a separate section of the property located above the triple garage provides two further bedrooms, offering excellent flexibility for extended family, guest accommodation, or independent living, with one of the bedrooms utilised as a home cinema. These rooms are served by a modern shower room, creating a self-contained and highly versatile arrangement.

Altogether, the upper floor provides exceptional accommodation, perfectly suited to both family living, hosting guests and multi-generational living, all while making the most of the home's remarkable setting and views.





Outside

The property is approached via a substantial block-paved driveway, providing extensive off-road parking and access to the triple garage, all set behind a smart and well-maintained frontage.

To the rear, the gardens have been thoughtfully designed to combine practicality with enjoyment. A two-tiered layout creates distinct spaces, with a generous lawn to the lower level, ideal for families and outdoor activities.

The upper tier features a private sun-trap patio, perfectly positioned to make the most of the day's light—an ideal setting for al fresco dining and entertaining, all while enjoying the peaceful surroundings, as well as far reaching views of the spectacular Long Mynd.



Location and Local Amenities

Church Stretton is a highly regarded Shropshire market town, often referred to as “Little Switzerland” due to its dramatic surrounding landscape. Nestled within the Shropshire Hills Area of Outstanding Natural Beauty, it offers a wonderful balance of rural charm and everyday convenience. The town itself provides a range of independent shops, cafés, traditional pubs, and essential

amenities including a supermarket, medical facilities, and well-regarded schools. For a wider selection of retail, dining, and cultural attractions, the historic county town of Shrewsbury lies just a short drive away.

Despite its idyllic setting, Church Stretton is well connected. The town benefits from its own railway station, offering direct links to Shrewsbury, Ludlow, Hereford, and beyond, while the A49 provides straightforward road access North and South. The surrounding countryside is a haven for outdoor enthusiasts, with the Long Mynd and Carding Mill Valley on the doorstep, offering miles of walking, cycling, and riding routes, along with opportunities for more adventurous pursuits such as paragliding and one of the highest golf courses in Britain. Altogether, Church Stretton provides an exceptional lifestyle, combining natural beauty, accessibility, and a strong sense of community.

Services

The property benefits from mains gas, mains electricity, mains water and mains drainage. Ultrafast broadband is available in the area, subject to provider and connection at the individual property.

What3Words;- ///system.snaps.funky



General Services: Mains gas, mains electricity, mains water supply, mains drainage, ultrafast broadband available in the area.

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Church Stretton: Take Sandford avenue East, continuing over the A49 following the inclined road. After approximately half a kilometre, the turning to Oakland park is on your left. Take the next left into the cul-de-sac and the property is in the far left corner.

From Shrewsbury: Take the A49 South until you reach Church Stretton. Take the left turning onto Sandford Avenue and After approximately half a kilometre, the turning to Oakland park is on your left. Take the next left into the cul-de-sac and the property is in the far left corner.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact Josh at our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.