





Stratton House, Pontesbury Hill, Pontesbury, Shropshire, SY5 0YH

Stratton House is an attractive and individually designed four-bedroom detached residence, occupying an elevated position on Pontesbury Hill with far-reaching views across the surrounding Shropshire countryside and as far as the Welsh mountains.

Offering over 230sq. meters of spacious and versatile accommodation, the property includes two reception rooms, a garden room, a study, a well-appointed kitchen with adjoining dining room, and four bedrooms, two with en-suite facilities and a family bathroom, not to mention open landing areas useable as further accommodation. The house is complemented by beautifully landscaped gardens, featuring sweeping lawns, mature planting, ornamental terraces and a variety of attractive seating areas. A timber garden building housing a hot tub provides an additional space for relaxation and entertaining. Further benefits include a detached double garage, generous driveway parking, 20 solar panels and a 13kw battery storage system. The property enjoys a peaceful and private setting whilst remaining conveniently located for the amenities of Pontesbury and the county town of Shrewsbury.

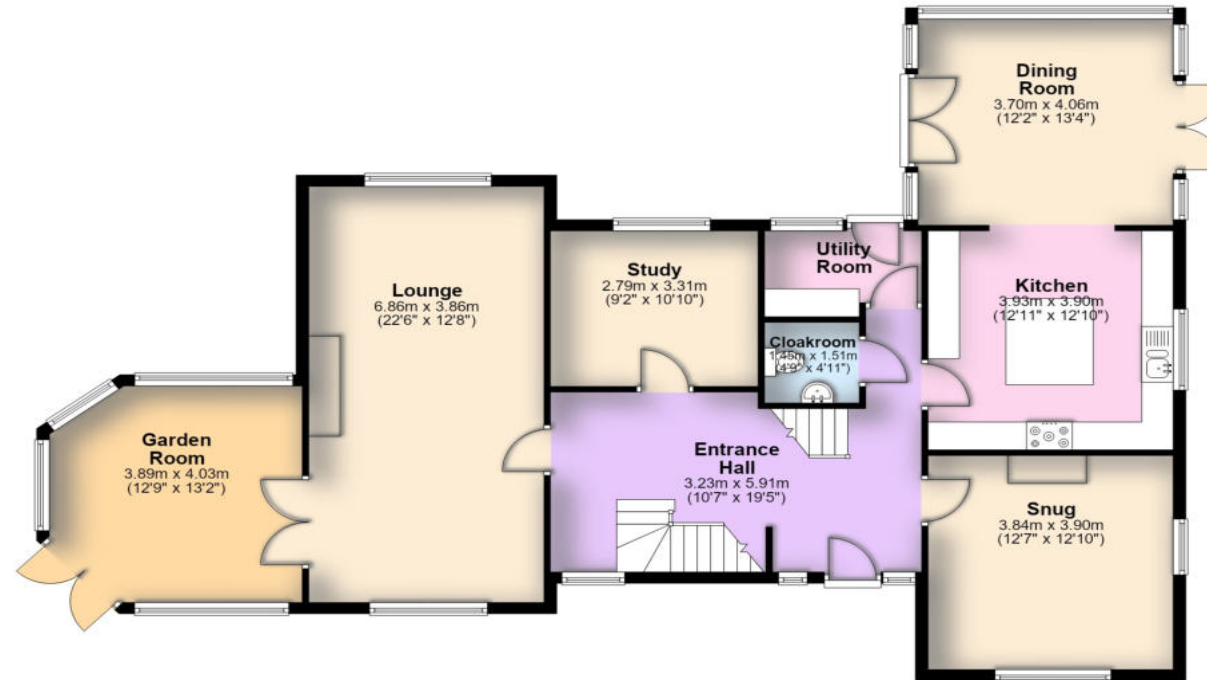


Floorplan

Not to scale- for identification purposes only

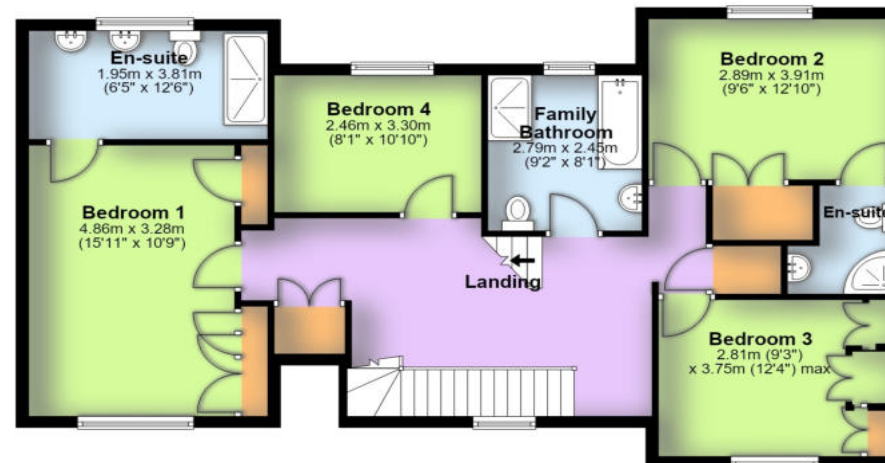
Ground Floor

Approx. 129.4 sq. metres (1393.1 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.8 sq. feet)



Total area: approx. 221.8 sq. metres (2388.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

A welcoming entrance hall provides access to the principal ground floor accommodation and features an attractive staircase rising to a galleried first-floor landing, with a large arched window allowing natural light to fill the space.

The principal lounge is a particularly spacious reception room, centred around a fireplace housing a Clearview stove, providing an attractive focal point. Double doors lead into a delightful garden room, which enjoys extensive glazing overlooking the gardens and provides a pleasant space in which to relax and appreciate the surroundings.

The kitchen is fitted with an extensive range of traditional-style cream cabinetry, complemented by granite work surfaces, a central island and wood effect flooring. Integral appliances include a dishwasher, a low-level fridge, a low-level freezer and a Rangemaster with a 5-ring gas-fired hob, and a 2-ring ceramic hob.

An open archway leads through to a bright dining room, featuring windows to



several elevations and doors opening onto the adjoining garden terrace, making it particularly well suited to both everyday family dining and entertaining. Further ground floor accommodation includes a separate snug with another Clearview stove, a study complete with fitted units, a utility room and a cloakroom.

The first floor provides four bedrooms, two of which benefit from their own modern en-suite facilities, together with an attractive family bathroom.

The principal bedroom is generously proportioned, with fitted storage and an adjoining en-suite shower room. The remaining bedrooms offer comfortable accommodation, built in storage and excellent far reaching views.

The distinctive galleried landing adds character to the first floor and provides a versatile accommodation space.

Services

Space heating is provided by a gas-fired central heating boiler, with domestic hot water supplied via a pressurised hot water storage system. The main bathroom and master en-suite benefit from electric underfloor heating. The property is connected to mains electricity, metered mains water and mains drainage. In addition, the property benefits from 20 privately owned photovoltaic solar panels, complemented by a 13kw battery storage system located within the garage. The system provides the ability to store electricity generated for domestic use, with surplus electricity capable of being exported to the National Grid, potentially generating an additional income, subject to the applicable export tariff arrangements. The area benefit from superfast broadband, with download speeds of up to 71mbps.

Tenure

Freehold

Council Tax Band

Band G









The gardens are a particular feature of Stratton House, having been thoughtfully landscaped to create a series of attractive and varied outdoor spaces. Lawns are complemented by an abundance of mature trees, established shrubs, ornamental planting, carefully maintained topiary, and a stunning rose arch providing colour, privacy and interest throughout the seasons.

The sloping nature of the grounds has been incorporated into the landscaping, with brick retaining walls, stone pathways and flights of steps connecting a series of terraces and raised garden areas. These include seating areas, ornamental borders and a pergola-covered walkway. The elevated areas of the garden provide opportunities to enjoy the far-reaching views across the surrounding countryside.

A further feature is a timber garden building housing a hot tub, offering a sheltered space for relaxation throughout the year.





nursery and both primary and secondary schools. The nearby towns of Shrewsbury and Church Stretton offer a wider range of amenities and transport links. Shrewsbury also has a fantastic selection of schools including the world renowned Shrewsbury School, attended by Charles Darwin. Other notable schools include Packwood Haugh, Prestfelde and The Priory.



Location

The popular Shropshire village of Pontesbury offers the perfect blend of tranquil rural living and easy access to local amenities. The picturesque village is set amidst stunning countryside, which includes Earls Hill and Pontesford Hill. Once the site of a 7th Century Anglo-Saxon hillfort, the summit provides breathtaking 360-degree views of Shropshire. The village provides a broad selection of day-to-day amenities including a local Co-op supermarket, Hignetts grocers and butcher, a public house, medical centre, a children's

The surrounding countryside offers an abundance of outdoor activities, including scenic walks, cycling routes, and horse riding, making it ideal for those who enjoy nature. With excellent transport links and easy access to the A49 and M54, the property is well-connected for commuters, while also offering a sense of seclusion and privacy.

Inset: Pictures of the village of Pontesbury and its amenities







General Services: mains gas, mains water (metered), mains electricity, mains drainage, superfast broadband (71mbps download speed approx)

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: 74 C

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 Shrewsbury take the A488 South West, passing through the village of Hanwood, continuing until you reach the village of Pontesbury. Continue around the one way system taking the left turn after Hignetts grocers. Follow the road until it becomes Pontesbury Hill Road and continue to the second fork in the road. Take the left hand fork and the property is on your left.

What3Words Reference: ///soap.giraffes.deflated

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, 9&10 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 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.