



# MONKS

## Hatton House, High Hatton Shawbury Shrewsbury

Offers In The Region Of £695,000



[www.monks.co.uk](http://www.monks.co.uk)

**\*\*\*\* LOCATION - LOCATION - LOCATION \*\*\*\***

**A true Gardeners delight - Hatton House is a cherished Detached home set in the most immaculate, landscaped plot of just under 1 acre.**

**Affording the most enviable far reaching, rural views over some of Shropshire's finest countryside with the famous Hawkestone Follies forming a fabulous backdrop in the distance.**

**Dating back to 1877 the property offers spacious and versatile accommodation which must be viewed to be fully appreciated.**

**Viewing is essential to fully appreciate its setting and all the home has to offer.**

## **The location**

Located in High Hatton, surrounded by beautiful open countryside. The nearby villages of Hodnet and Shawbury have primary schools, medical practice, general stores and public house. Nearby Wem, Shrewsbury and Telford have excellent shopping, recreation facilities, renowned schools such as Thomas Adams and train stations which link to Chester, Birmingham and London. The property has good road links being close to the A442. A53 and the M54/M6.

## **The features**

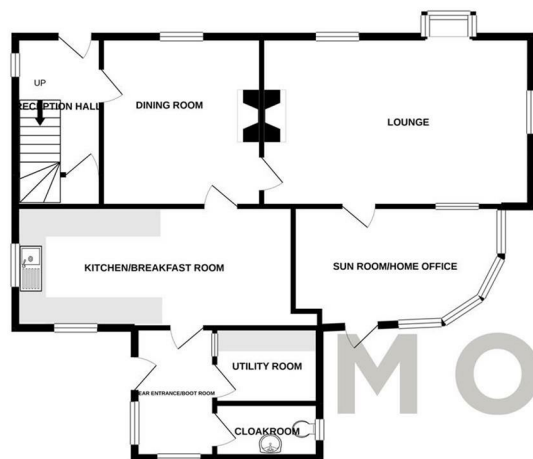
- A TRUE GARDNERS DELIGHT
- STUNNING FAR REACHING VIEWS
- CHARMNG DETACHED COTTAGE
- 3 RECEPTION ROOMS
- LARGE BREAKFAST KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- 2-3 FURTHER BEDROOMS
- DOUBLE GARAGE AND AMPLE PARKING
- BEAUTIFULLY LANDSCAPED GARDENS OF JUST UNDER 1 ACRE
- VIEWING ESSENTIAL.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Get in touch

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### Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.