Lime Tree House, Sandford Avenue
Church Stretton SY6 7AE

A beautifully appointed, individually designed, three bedroom detached house on the fringe of the popular town of Church Stretton. EPC C

Guide Price £450,000
Built in 2014, Lime Tree House offers delightful open plan living with high quality finishings throughout. The property is fitted with a modern high spec heating system, with underfloor heating to the ground floor. There is ample parking and a charming, easily maintained south facing garden to the rear. The house is located in a popular position on Sandford Avenue, on the outskirts of Church Stretton, within easy reach of the town's amenities and good transport links to the larger towns of Ludlow and Shrewsbury.

Entrance door leads into

Entrance Hall
Ceramic tiled floor with underfloor heating. Side Window. Large storage cupboard.

Oak door leads to

Hallway
Ceramic Tiled Floor with underfloor heating. Storage Cupboard with coat hooks.

Oak doors lead to

Cloakroom
Vanity unit with basin and cupboards under. WC.

Office/Store Room
Spacious room with shelving and window to the front.

Sitting area
Window to front. Ceramic Tiled floor with underfloor heating.

Kitchen/Diner
Beautiful matching units with integrated dish washer, Inset sink, double Rangemaster Toledo oven with 6 ring ceramic hob and extractor fan over. Adequate space for large dining table and chairs. Large matching cupboard with integrated fridge and freezer with food cupboards either side. Ceramic tiled floor with underfloor heating.

Oak door into

Utility Room
Base units with sink with space under for tumble dryer and washing machine.

Leads into a plant room which holds the Tempest water tank as well as the heating buffer tank for the underfloor heating.

Both with ceramic tiled floor with underfloor heating.

Bedroom 3
Also on the ground floor is a double room with window to the front and side, continuation of the ceramic flooring and under floor heating. This room has an en-suite shower room, with W.C. Currently used as a study, this room offers the flexibility of a fourth bedroom.

Stairs from the hallway lead to

First floor Landing
A large space which could easily fit a desk and chair. Velux window.

Off the landing oak doors lead to
Bedroom 1
Window to front and side.

En-Suite
Shower Cubicle. Heated towel rail. WC. Wash hand basin. Floor and wall tiles.

Study
A single room with attractive floor to ceiling glazed feature window, enjoying views of the trees to the front of the property.

Bedroom 2
Window to front and side.

En-suite
Corner Shower Cubicle. Wash hand basin. WC. Heated towel rail.

Family Bathroom
A well-appointed bathroom with bath and shower over. Heated Towel rail.

Lounge
A good sized room with double patio doors leading out to the south facing courtyard terrace. 2 Velux windows.
Outside
The property is approached over a block paved drive, with ample room for a number of vehicles. Steps to the side of the house lead up to the rear, where there is a paved courtyard, a sun trap in the summer months. Steps rise again to the lawn, which sweeps around the side of the property. Distant views of the Long Mynd hills can be enjoyed from here. An outside store shed with lighting and electric. The Air source heat pump is located in a tucked away position to the rear of the property by the shed.

Agents notes
The property falls within the Church Stretton Conservation Area. Opposite the property is a driveway, which is designated as an access point to a proposed development further down the hill. The tree line to this drive have Tree Preservation Order's on them and will remain intact with the size of the drive increased by about a metre. Further details are available from the agent.

Services
We understand that the property has mains electricity, water and drainage.

Underfloor heating operated by a Air source heat pump, with individual thermostats throughout the property.

Tenure
We understand the tenure is Freehold.

To View
To View this property contact the Church Stretton Office on 01694 722723

Local Authority
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: E
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.