



ORCHARD
HOUSE

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WILCOTT | SHREWSBURY | SY4 1BJ





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Nesscliffe (1 mile) | Baschurch (4 miles) | Shrewsbury (9 miles) | Oswestry (10 miles) | Telford (24 miles)
(all mileages are approximate)

A SUBSTANTIALLY PROPORTIONED SIX-BEDROOM DETACHED
EXECUTIVE FAMILY HOME SET IN GENEROUS GARDENS

Over 3,000 sq ft of Living Accommodation
Recently Constructed
Stylishly Appointed
Double Garage
Attractive Gardens ext. to approx. 0.21ac



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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The property nestles within attractive gardens which extend to around 0.21ac and enjoy an open aspect to the rear, whilst having been lovingly landscaped to now serve as a wonderful accompaniment to the home.

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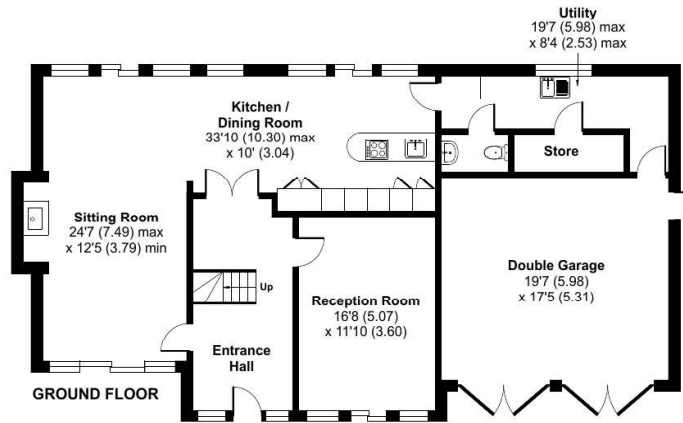
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Further afield the county town of Shrewsbury lies to the south, accessed with ease via the A5 commuter route, which links thereon to the M54 motorway and Telford. To the north is Oswestry with further road links through to Wrexham and Chester.

PROPERTY

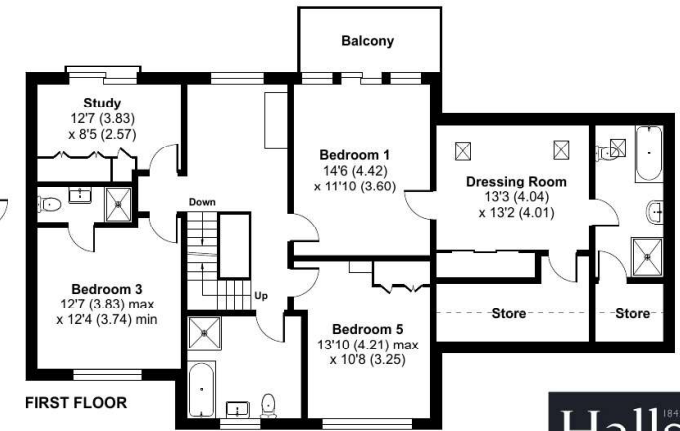
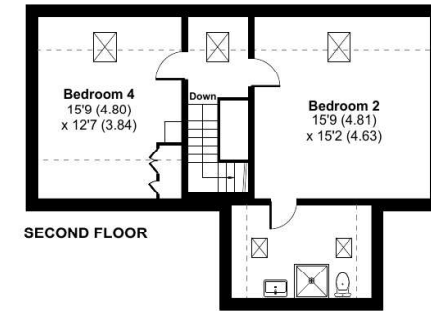
The ground floor features, as its magnum opus, a gloriously open-plan Living/Dining/Kitchen space which provides a particularly sociable and family friendly ambience. Appointed to an impeccable standard, double door open from the Entrance Hall to a modern fitted kitchen which segues through to a Dining space positioned before two sets of patio doors, before leading through to a Sitting area centred an exposed brick inglenook housing a multi-fuel burner and with patio doors which exit to the fore.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1438402

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Completing the ground floor accommodation is a useful Utility Room with inset Cloakroom and Store, alongside internal access to the Garage.



Denotes restricted head height

Approximate Area = 2831 sq ft / 263 sq m
Limited Use Area(s) = 205 sq ft / 19 sq m
Garage = 342 sq ft / 31.8 sq m
Total = 3378 sq ft / 313.8 sq m
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OUTSIDE

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The property is accessed via double-opening five-bar gates which open onto a substantial parking area to the fore of the property, this flanked to either side by areas of lawn and leading on to a double garage (approx. 5.98m x 5.31m) with two vehicular access doors to the front, pedestrian door to the side, and internal door through to the Utility Room.

The rear gardens have been exquisitely landscaped to now provide an attractive Indian sandstone patio area situated immediately beyond the property, allowing for a seamless transition between the internal and external elements of the home; this then leading on to an interconnected series of "garden rooms" which boast, respectively, areas of lawn, established planting, a garden pond, timber storage shed, and further seating.

SCHOOLING

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LOCAL AUTHORITY

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COUNCIL TAX

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W3W

What3Words ///lollipop.blizzard.commit

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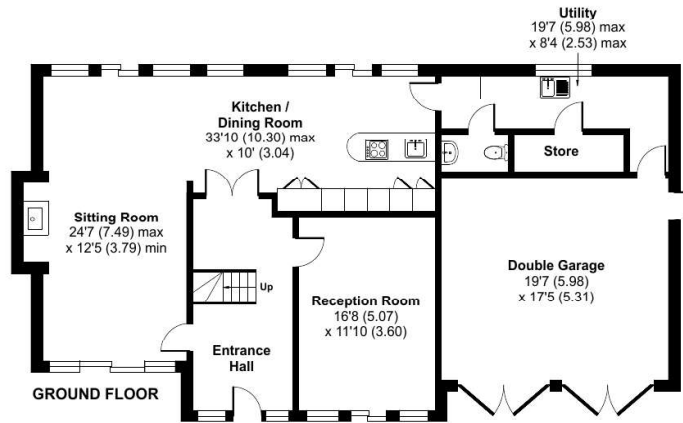
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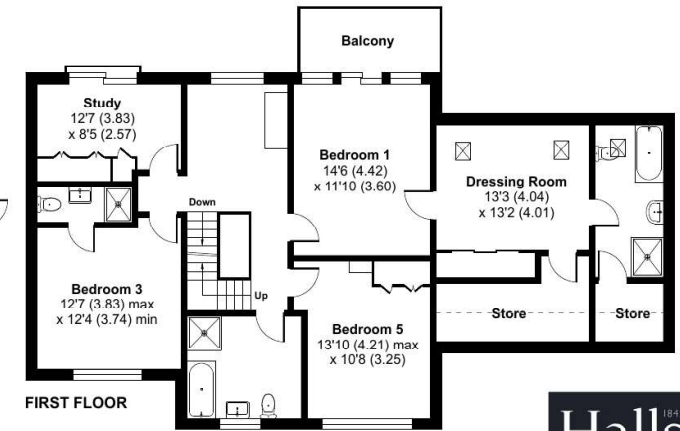
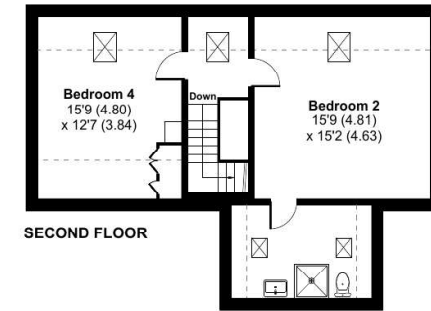
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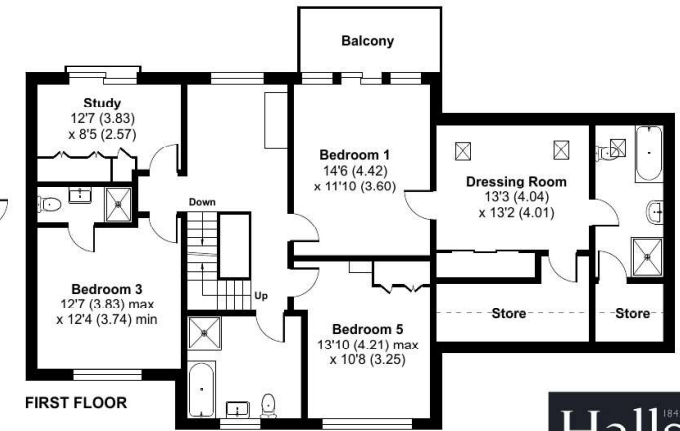
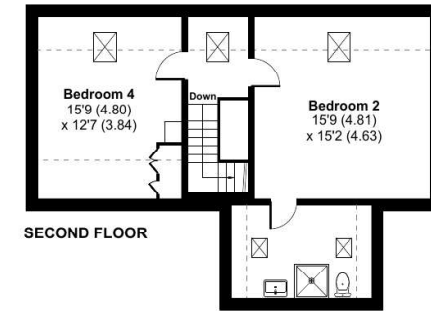
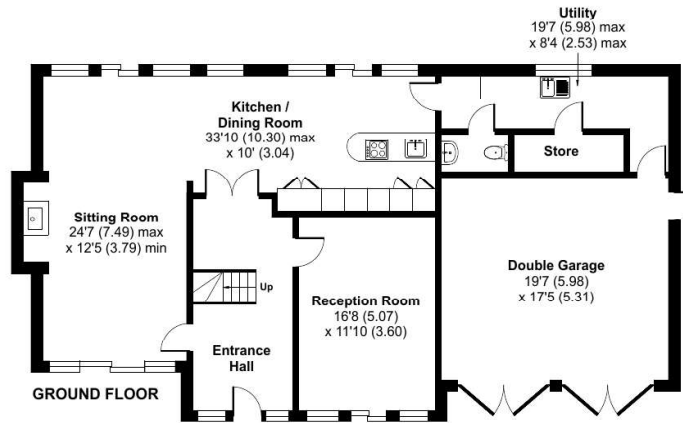
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