



SAMUEL WOOD

Four Winds, Gilberts Lane, Whixall, Whitchurch, Shropshire, SY13 2PR

Asking Price £830,000



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- Beautifully Presented Detached Property
- Spacious Reception Rooms
- Five Generous Sized Bedrooms
- Triple Garage with Annexe above
- Conservatories
- Stunning Rural Location
- 4.2 acre plot
- High Specification Kitchen
- Oil Central Heating
- EPC Rating D

Welcome to Four Winds Gilbert Lane, Whixall, a stunning example of modernised country living for growing families or those who are simply looking for a peaceful rural lifestyle.

Situated amidst 4.2 acres of picturesque gardens and land, this stunning single-storey property features a triple garage with a first-floor relatives' annexe, providing spacious and versatile accommodation for modern family living.

This property offers more than just a home; it provides a lifestyle. With glorious views over the north Shropshire countryside, the owners enjoy the tranquility and serenity of rural living with the north Shropshire town of Wem and it's comprehensive facilities located within a ten minute drive.

The historic county town of Shrewsbury, offering the best of both worlds for convenience and charm within 15 miles. Furthermore, the property's proximity to the city and towns of Chester, Telford and Whitchurch ensures that urban amenities and opportunities are never too far away.

To truly appreciate the beauty and potential of this special property, viewing is highly recommended.

Four Winds is a substantial single-storey property. As you enter through the reception hall, you are greeted by a soaring high ceiling that sets the tone for the spacious accommodation within. An attractive living room overlooks the frontage. Moving forward, discover the stunning and spacious modern shaker style kitchen with sitting and breakfast areas - complete with an adjacent conservatory. Continuing, you will encounter the dedicated study, ideal for quiet contemplation, and a separate formal dining room, perfect for hosting gatherings. In addition there is a practical utility room, venturing further, a rear reception lobby grants access to the triple garage.

For added versatility, a separate access and staircase ascend to the first floor annex, boasting an excellent large living area with a shower room WC. Returning to the reception hall, the bedrooms one of which offers a practical maisonette for additional storage and principal bathroom await, with the main bedroom boasting an en-suite and walk in wardrobe.

Situated in a prime position on Gilbert Lane, Four Winds provides two separate driveways, one serving the property and the other granting access to the adjacent field/paddock. Surrounded by beautiful, mature gardens part of the renowned national garden scheme offering delightful vistas of the Shropshire countryside, the total land extends to an impressive 4.2 acres. There is an impressive detached triple garage with space for up to nine vehicles while the driveway accommodates twelve. We recommend your personal viewing of this lovely country property to appreciate all that it has to offer.







Directions

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 10 Mbps and Superfast 80 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





Floor Plans



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. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
 2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
 Tel: 01743 272710 | shrewsbury@samuelwood.co.uk