

FOR SALE

Highfield House, Meadow View, Moreton Street, Prees, Whitchurch,



on a raised tiled plinth, large corner enclosure with mains powered shower fitted, wash basin in curved vanity unit with mirror and light above, a low level WC with a concealed cistern in a vanity unit having cupboard and shelving to the sides, tiled to half wall height, chrome towel rail radiator, flush fitted spot lighting, extractor fan, access to the roof space, double glazed window to the side.

#### OUTSIDE FRONT

The property is approached via a tarmac driveway providing ample parking, leading to the attached double garage. To one side there is a slate covered shrub and flower bed planted with trees and shrubs for low maintenance and a path which leads to the rear garden. To the front is a lawn area. A covered arched entrance leads to the front door.

#### DOUBLE GARAGE

A detached double garage with two electric up and over doors to front, courtesy door to the entrance lobby, light and power connected.

#### OUTSIDE REAR

The beautifully landscaped garden is mainly laid to a shaped lawn with planted borders and enjoys delightful views over open countryside to the rear. There is fencing to one side and a hedge to the other providing a high degree of privacy and seclusion. There is also a large shaped paved patio seating and entertaining area adjoining the house and a further decking area to the rear far corner extends over a large pond, which is fed by a stream with a water feature at one end. To one side of the property is a pergola that gives access to a greenhouse and a timber garden shed, and to the opposite side

is a fenced recessed area that houses the oil tank. There as gated access to both sides of the property.

#### DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village Post Office into Church Street, continue up the hill and turn left into Moreton Street, turn next right into Meadow View, follow the drive and the property can be found at the very end of the lane.

#### COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002.

#### SERVICES

Mains water, electricity and drainage are understood to be connected. Heating is by oil fired under floor heating to the ground floor, and to radiators on the first floor. None of these services have been tested.

#### TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### VIEWING ARRANGEMENTS

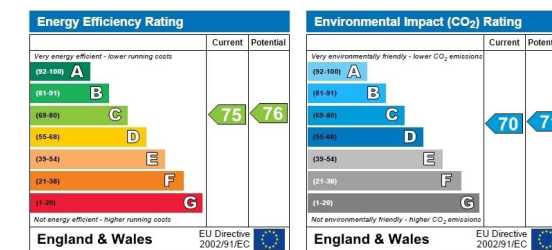
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [www.rightmove.co.uk](http://www.rightmove.co.uk) and [Onthemarket.com](http://Onthemarket.com)  
WH0810



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Ratings



01948 663 230

#### Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. [whitchurch@halls.gb.com](mailto:whitchurch@halls.gb.com)



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FOR SALE

Guide price £485,000

Highfield House, Meadow View, Moreton Street, Prees, Whitchurch, Shropshire, SY13 2FB

You know when you walk into a property and you think, "This is it"? Well that is the first thing that strikes you when you walk into Highfield House. The phrase 'deceptively spacious' immediately springs to mind, as we are sure you will agree when you walk round this most impressive five bedroom family home. With countryside views to the rear beyond a beautifully landscaped garden, you really will struggle to find a more appealing property in a location such as this.



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Wem 5.5 miles, Whitchurch 5.8 miles, Shrewsbury 16.3 miles, Telford 21 miles. All distances are approximate

  
4 Reception Room/s

  
5 Bedroom/s

  
3 Bath/Shower Room/s



- Executive Detached Home
- Private Cul-De-Sac Location
- Five Bedrooms
- Three Bathrooms
- Countryside Views To Rear
- Double Garage & Parking

**DESCRIPTION**  
Halls are delighted with instructions to offer Highfield House in Prees for sale by private treaty.

The internal accommodation provides, on the ground floor an Entrance Lobby, Reception Hall, Spacious Living Room, Dining Room, Study/Office, Cloakroom, Breakfast Room open plan to the Kitchen, and Utility Room.  
To the first floor there is a Master Bedroom with En-Suite Bathroom, A Guest Bedroom with En-Suite Shower Room, together with Three further first floor bedrooms and a luxuriously appointed Family Bathroom. The property has the benefit of an oil fired central heating system, double glazed windows and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by an extensive driveway area to the front, providing ample room for parking and manoeuvring a number of vehicles together with super landscaped gardens enjoying rear views over surrounding farm land.

**LOCATION**  
The property is located in a quiet position within the village of Prees which benefits from a village convenience store/post office, newsagents, a doctor's surgery, hairdressers, excellent recreational facilities, a church and a well respected primary school. Prees also benefits from a railway station on the Crewe line and has easy access to the A49 & A41 providing links to Whitchurch, Shrewsbury and Chester.

**ENTRANCE LOBBY**  
Double glazed entrance door, double glazed window to the side, door to the double garage, stone flooring, archway to the;

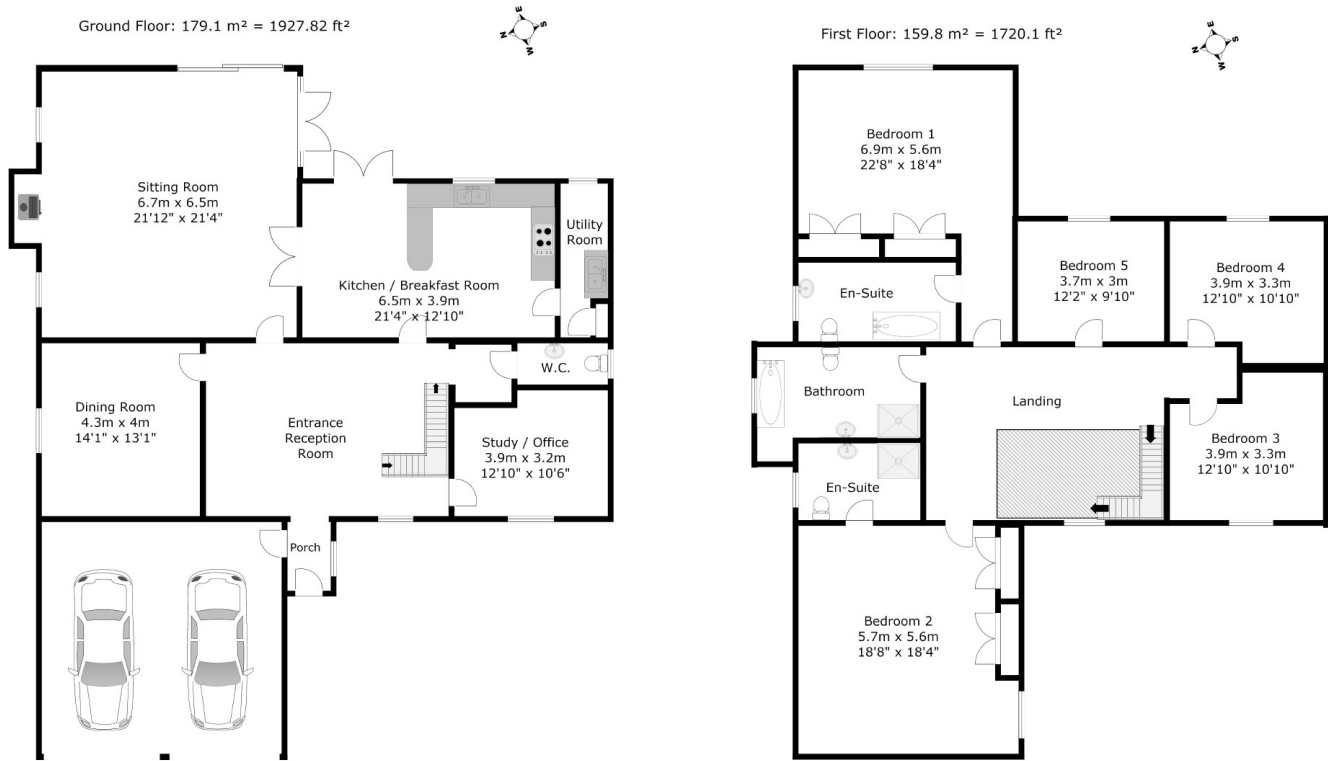
**RECEPTION HALL**  
5.92m x 4.32m [19'5" x 14'2"]  
A lovely room with a high part vaulted ceiling with a galleried landing above that is accessed via oak turning stairs, a stone floor with under floor heating and wall mounted thermostatic control, double glazed window to the front, flush fitted spot lighting, cupboard housing the under floor heating controls, brushed gold effect electrical fittings, doors to the study/office, dining room, the lounge and the kitchen, archway to a lobby that has coat hanging space and door to the;

**CLOAKROOM**  
Comprising a white suite of pedestal wash basin with mixer tap and tiled splash backs, a low level WC, stone floor, double glazed window to the side.

**STUDY/OFFICE**  
3.91m x 3.18m max [12'10" x 10'5" max]  
Double glazed window to the front, telephone point, flush fitted spot lighting, brushed gold effect electrical fittings.

**DINING ROOM**  
4.32m x 3.96m [14'2" x 13'0"]  
Double glazed window to the side, fitted wall lights, brushed gold effect electrical fittings.

**LIVING ROOM**  
6.91m x 6.40m [22'8" x 21'2"]  
A spacious room having double glazed patio doors to the rear garden, double glazed double doors open onto a covered arched sitting area, a 'Clearview' wood burning stove in a most impressive stone inglenook fireplace with oak mantle beam and tiled hearth, and having double glazed windows to each side, fitted wall lights, brushed gold effect electrical fittings including telephone, TV and satellite points with wired in, wall mounted surround sound speakers, timber laminate flooring, double opening doors to the;



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**BREAKFAST ROOM**  
3.89m x 3.68m [12'9" x 12'1"]  
Being open plan to the kitchen and having double glazed double doors to the rear garden, ceramic tiled floor, flush fitted spot lighting, built-in base and wall cupboards with shelving and timber edged work surface that extends into the kitchen, TV and telephone points, brushed gold effect electrical fittings, wide archway to the;

**KITCHEN AREA**  
3.89m x 2.62m min [12'9" x 8'7" min]  
Fitted with a composite one and a half bowl sink with mixer tap, inset into timber edged work surfaces, a range of oak base and wall units, built-in electric oven, ceramic hob and pull out cooker hood, fitted dishwasher, tiled splash backs, ceramic tiled floor, brushed gold effect electrical fittings, door to the;

**UTILITY ROOM**  
Single drainer stainless steel sink, inset into timber edged work surfaces, base and wall units in oak, tiled splash backs, floor mounted oil fired heating boiler, tall pressure flow water tank, ceramic tiled floor, double glazed window to the rear, double glazed door to the side.

**FIRST FLOOR**

**GALLERIED LANDING**  
L' shaped galleried landing with oak banister rails overlooking the reception hall below, double glazed window to the front, further double glazed roof window, radiator, flush fitted spot lighting, brushed gold effect electrical fittings, timber doors to all principal rooms.

**MASTER BEDROOM**  
5.59m max x 4.22m min 6.88m max to under eaves [18'4" max x 13'10" min 22'7" max to under eaves]  
A most impressive Master bedroom with double glazed window to the rear having superb countryside views, built-in double wardrobe and further single shelved cupboard, double radiator, flush fitted spot lighting, TV point, brushed gold effect electrical fittings, door to the;

**EN-SUITE BATHROOM**  
3.94m x 1.98m [12'11" x 6'6"]  
White suite comprising a part curved panelled bath with plumbed in mains shower over and curved splash screen to side, pedestal wash basin with mixer tap and mirror and light over, low level WC, tiled splash backs, towel rail radiator, flush fitted spot lighting, double glazed window to the side.

**GUEST BEDROOM TWO**  
5.72m x 4.17m to wardrobes 5.64m to under eaves [18'9" x 13'8" to wardrobes 18'6" to under eaves]  
Two double glazed roof windows, Built-in double and single wardrobes, two double radiators, flush fitted spot lighting, TV point, brushed gold effect electrical fittings, door to the;

**EN-SUITE**  
2.21m x 1.93m [7'3" x 6'4"]  
White suite comprising a corner enclosure with a fitted mains shower, pedestal wash basin with mirror and light above, low level WC, tiled splash backs, towel rail radiator, timber laminate flooring, double glazed roof window to the side.

**BEDROOM THREE**  
3.91m x 3.28m [12'10" x 10'9"]  
Double glazed window to the rear having lovely countryside views, double radiator, brushed gold effect electrical fittings.

**BEDROOM FOUR**  
3.94m x 3.25m [12'11" x 10'8"]  
Double glazed window to the rear having lovely countryside views, radiator, brushed gold effect electrical fittings.

**BEDROOM FIVE**  
3.68m x 2.97m [12'1" x 9'9"]  
Double glazed window to the front, radiator, brushed gold effect electrical fittings.

**FAMILY BATHROOM**  
3.94m x 2.26m min 2.84m max [12'11" x 7'5" min 9'4" max]  
A luxurious recently replaced white suite comprising a contemporary stand alone bath with chrome tower mixer tap,