



FOR SALE

Offers in the region of £750,000

Middleton, 2 The Donkey Patch, Clive Avenue,
Church Stretton, Shropshire, SY6 7BL

A stunning architect designed contemporary detached house encapsulating sophisticated technology coupled with an exacting specification, and landscaped terraced gardens, whilst overlooking the town with lovely views to the Long Mynd.



Mileages: Shrewsbury 14 miles, Ludlow 16 miles, Wolverhampton 43.1 miles. All mileages are approximate.



- **Contemporary detached house**
- **Versatile accommodation**
- **5 reception rooms 4 bedrooms**
- **Sophisticated technology throughout**
- **Landscaped terraced gardens**
- **Elevated location and views to the Long Mynd**

DIRECTIONS

Approaching from Shrewsbury on the A49 southbound. Upon reaching the traffic lights at the crossroads in Church Stretton, turn left onto Sandford Avenue followed by an immediate right onto Watling Street South, then a left turn on to Clive Avenue. The turning for The Donkey Patch can be found approximately 150 meters on the right, where Middleton is located at the end of a private drive.

SITUATION

The house is situated off Clive Avenue, a prestigious residential road close to the centre of Church Stretton with views of the surrounding Shropshire Hills, an area of outstanding natural beauty. The town offers an extensive range of amenities including restaurants, leisure facilities, library, doctor's surgery, schools and other high street shops. Rail links to Manchester, Birmingham and Cardiff. A49 providing access to Ludlow and Hereford to the south and Shrewsbury to the north leading to the M54 motorway.

DESCRIPTION

Middleton offers a rare opportunity to acquire a beautifully designed contemporary home in traditional surroundings, completed in 2015, and architect designed by Batch Valley Design, whilst being traditionally constructed of brick/block work - incorporating a hand cut roof with on site build. Ground and first floor are concrete beamed/block. Whilst the second floor is of a timber construction. Windows are Velfac Scandinavian frameless design (aluminium external and hardwood internal), whilst all internal doors are oak veneered and fire resistant.

This beautiful home incorporates a wealth of technology. With outstanding levels of specification, whilst meticulously maintained over three floors. The design is also future proofed with internal lift from the ground to the first floor and boasts the following features as follows:

- * Video entrance security system covering the entrance gates with front door entry camera and intercom.
 - * Intruder alarm system.
 - * Wifi throughout the house - broadband speed up to 72 megahertz available and fitted with cabling.
 - * Multiroom KEF music sound system - 6 zones with multiple speakers
 - * Auto sensor lighting to the reception hall and landing areas - ambient light with movement sensors
 - * The central heating system is zoned per floor (BLUETOOTH) - all bathrooms have electric underfloor heating
 - * Stunning multimedia room with entertainment area including 7 ft electric drop down close bonded synthetic screen. A JVC DLA/X90R projector with 3D image and 4 sets of specs for the 3D synchro emitter. 6 KEF speakers with DOLBY 5.1 surround sound. The whole system is HDMI with a BLUERAY player, FREESAT box and ARCAM CD player. The total system is estimated to have cost approximately £45,000.
 - * Inspiring bespoke German made kitchen fittings supplied 'Room by Room' including SILESTONE worktops, porcelain tiled floor, comprehensive range of appliances including coffee maker, steam oven, combination microwave oven, electric self cleaning oven, induction hob unit, twin drawer dishwasher, remote control extractor and a QUOOKER direct boiling water tap.
 - * Beautifully landscaped terraced gardens for ease of management and including wrought iron twist handrails to the steps and wrought iron railings to the front and rear. Useful garden store and separate hobbies/work shop.
- An internal inspection is highly recommended to fully appreciate this beautiful 'lock up and go' home.

ACCOMMODATION

RECEPTION HALL

With porcelain tiled floor. Wrap around double glazed windows with views out onto the Long Mynd. Feature stone clad wall.

LOBBY

With access door to ARTICO INTEGRAL 5 PERSON LIFT rising to the first floor. Staircase with bespoke oak and glazed panels.

MEDIA ROOM

Superbly fitted three piece leather suite with electric recliners (available by separate negotiation). Media cabinet housing system hardware including Nuvo six room zone audio sound system controller,



Middleton, The Donkey Patch, Clive Avenue
Main House internal area 2,848 sq ft (265 sq m)
Garage internal area 320 sq ft (30 sq m)
Workshop & Store internal area 122 sq ft (11 sq m)
Garden Store internal area 61 sq ft (6 sq m)
Total internal area 3,351 sq ft (311 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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.



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



together with Alien HD camera controller for external monitoring. SILESTONE fitted work top with integral matching sink unit. Storage units under, integral WINE COOLER and REFRIDGERATOR.

STUDY

FIRST FLOOR LANDING

DRAWING ROOM

With Contemporary fire place with GLASS FRONTED LOG EFFECT REMOTE CONTROL GAS FIRE (raised). Access to BALCONY WITH GLAZED AND STAINLESS STEEL SURROUND. Wood effect plank fibreboard covering with stunning views over Church Stretton to the Long Mynd in the distance.

DINING ROOM

With wood effect porcelain plank style tiles. Vaulted ceiling. Feature chandelier light. Wrap around double glazed windows. French doors. Open plan design to:

LUXURY BREAKFAST KITCHEN

A beautiful bespoke design with extensive SILESTONE worktops and coloured glazed splash back. Built in sink unit. Range of high gloss storage cupboards with high/ low level LED LIGHTING. Excellent range of integral appliances including a SIEMENS STEAM OVEN, COFFEE MAKER, CONVENTIONAL ELECTRIC OVEN and COMBI MICROWAVE OVEN with WARMING DRAWER. Wall mounted glass display cabinet with two touch control doors. CENTRE SILESTONE ISLAND with BREAKFAST BAR and two stools. Built in SIEMENS touch control INDUCTION HOB UNIT with bespoke ceiling mounted EXTRACTOR HOOD (remote controlled) with LED surround lighting. Integral BIN STORE, integrated FISHER & PAYKEL twin drawer DISHWASHER. Recess housing FISHER & PAYKEL American style FRIDGE FREEZER (drawer freezer units, chilled water and ice maker). WALK-IN PANTRY with fitted shelving and automatic lighting. WALK-IN BROOM CUPBOARD.

GARDEN ROOM

With French doors.



UTILITY ROOM

With SILESTONE worktop and integral sink. High gloss storage cupboards. SIEMENS free standing WASHING MACHINE and TUMBLE DRYER. Wood effect porcelain plank style tiles. Rear door.

SEPARATE WC

Wood effect porcelain plank style tiles, with close coupled WC, wash hand basin, fitted wall mirror with light sensor.

MASTER BEDROOM SUITE

Comprising as follows:

DRESSING ROOM

With a comprehensive range of bespoke built wardrobe and storage units incorporating automatic integral lighting.

EN-SUITE SHOWER ROOM

With porcelain tiled floor. Walk-in floor level tray to shower cubicle with tiled walls and rainhead shower and separate hand held attachment. Vanity unit with ceramic sink and surround. Drawers under. Wall mounted mirror with sensor lighting. Chrome ladder radiator/towel rail. Close coupled WC.

BEDROOM 1

Vaulted ceiling, two roof lights with blinds and dormer window.

SECOND FLOOR LANDING

With built in double airing cupboard containing WORCESTER gas fired central heating boiler. Modern hot water cylinder (pressurised system) and automatic lighting.

BEDROOM 2

With built in wardrobe. Door to:

'JACK AND JILL' BATH/SHOWER ROOM

With porcelain tiled floor and part walls. Panelled bath with wall mounted control unit including hand held shower unit. Deep walk-in tiled shower cubicle with overhead rainhead shower and separate hand



held attachment. Close coupled WC, vanity unit with 'eye' shaped sink and matching wall mirror over. Drawers under. Door to:

BEDROOM 3

With free standing range of wardrobes.

BEDROOM 4

Currently used as a Study. Open plan design to:

LIBRARY (EN-SUITE)

With extensive fitted book shelving. This area to the bedroom could easily be converted to an en-suite shower room as plumbing is already installed behind the bookcasing.

OUTSIDE

Approached over a shared private driveway leading to the main entrance with ELECTRIC ENTRANCE GATES flanked by brick walling and iron railings with block paved driveway and parking area.

INTEGRAL DOUBLE GARAGE

With LED lighting, electric automatic up and over entrance door and tiled flooring. Fitted range of storage cupboards, fitted BELFAST sink (H&C), external driveway and wall lighting.

THE GARDENS

These have been beautifully landscaped and are designed for ease of maintenance. Providing a mock stone flagged pathway and patio area to the front with a hard landscaped slate bed incorporating specimen shrubs, raised walled shrubbery bed with further retaining wall. This extends down the side of the house. INTEGRAL GARDEN STORE. With power and light. WORKSHOP/HOBBIES ROOM. Fitted work bench, power and lighting. Separate REAR STORE.

REAR GARDEN

Flagged steps rise to a rear flagged patio, pathway, stone walled raised shrubbery bed. Area of Astro turf adjacent to a raised stone walled shrubbery bed with climbing plants. Steps then rise to a HIGHER TERRACE/BBQ/AL FRESCRO DINING AREA with timber SUMMER HOUSE. Three external water taps and external lighting.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets, blinds and light fittings are included in the asking price along with specific items mentioned in the particulars.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'G'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

FOR SALE

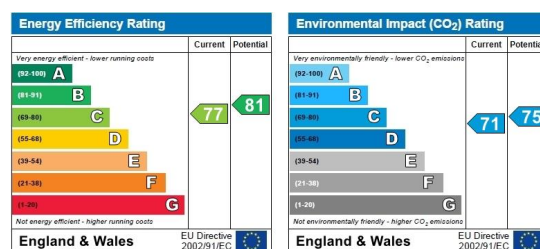
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



Halls¹⁸⁴⁵

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Shrewsbury office:

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