



**FOR SALE**

Guide price £1,100,000

Charleston House, Ness Strange, Great Ness,  
Shrewsbury, Shropshire, SY4 2LF

A handsome and substantial contemporary detached country house individually designed with an indoor heated swimming pool and leisure area, extensive gardens and garaging, in a sought after village setting. In all about 0.75 acre.



Mileages: Shrewsbury Town Centre 8.5 miles, Oswestry 10.3 miles, Telford 23.9 miles, Chester 35.9 miles and Wolverhampton 41.3 miles. All mileages are approximate.



- A substantial contemporary house
- Individually designed - approx 7516 sq ft
- Indoor heated swimming pool
- Leisure area with fun tennis court
- Extensive gardens with putting green
- Double garage and stores

#### DIRECTIONS

From Shrewsbury proceed north along the A5 to the first roundabout on the Nesscliffe by-pass. Take the third exit for Nesscliffe. Proceed up towards the village. At the first crossroads turn right signposted Great Ness. Follow this lane into the village and take the first turning left towards Great Ness church and after a short distance the property will be seen on the left.

#### SITUATION

Charleston House is attractively situated within the sought after village of Great Ness, well screened by its own gardens. The neighbouring village of Nesscliffe offers a pub and restaurant, together with a primary school and village petrol station/shop. The surrounding area, which in particular includes Nesscliffe Hill Country Park, offers some lovely walks. Shrewsbury and its historic town centre provides an excellent shopping centre and a broad selection of restaurants and leisure facilities. There is a good selection of schooling in the area, both private and state including Adcote girls school, less than 2 miles away and Packwood Haugh, Ellesmere College, Moreton Hall and Shrewsbury School. There is also a very popular Sixth Form College in Shrewsbury.

Commuters will find the property is well placed for easy access to the A5, linking north up to Oswestry with further routes to Chester and Manchester. Alternatively, south are connections through to the M54 motorway and thence to Birmingham. A choice of regional airports includes Birmingham, Manchester and Liverpool.

#### DESCRIPTION

Charleston House is a wonderful contemporary detached country home. Built in 1991 for the present owners to an architect's bespoke design which harnesses the natural light within a particularly spacious accommodation layout, coupled with internal and external leisure facilities. The house is set in private gardens and grounds.

The accommodation is based over two storey levels. The front entrance approach is through a handsome pillared portico and palatial reception hall, which includes LED floor lighting with a beautiful central staircase and half

landing divide to the galleried landing. The main drawing room and entertaining rooms interconnects, which include the dining room, garden room, ideal for entertaining. There is an additional sitting room which includes the curve smart TV and sound speakers. The breakfast kitchen is comprehensively equipped with a host of cupboard space, granite topped work surfaces and a central island which includes a Japanese teppanyaki. The kitchen also boasts a further array of appliances. Immediately adjoining is the breakfast room, which then connects through to the leisure area. Leading off the particularly spacious first floor landing is the master bedroom suite, which includes a generous size bedroom with adjoining fully fitted dressing room and an en-suite bathroom. There are four further bedrooms, three of which have the benefit of modern en-suite shower rooms.

#### THE LEISURE COMPLEX

Adjoining the house via a lobby is an additional building containing a lovely indoor heated swimming pool, changing and shower rooms, together with a gym room (equipment excluded).

Garaging is provided for two cars, whilst the landscape gardens sweep around from the side across the rear of the house, extensively lawned with deep shrub borders and also incorporating an all weather putting green which sand bunker. The lawn extends towards the Leisure area. Adjacent to the rear of the gardens is an enclosed 'fun' tennis court with an all weather matting surface. THE WHOLE EXTENDS TO APPROXIMATELY 0.75 ACRE.

#### ACCOMMODATION

Entrance portico with attractive decorative pillars. Twin front entrance doors.

#### RECEPTION HALL

With bespoke porcelain tiled floor having inset LED lighting, central mahogany staircase with half landing and split staircase to the main galleried landing. Twin glazed display cabinets.

#### GUEST CLOAKS/WC

With tiled floor and walls. With 'eye' shaped wash hand basin. Fitted mirror. Close coupled WC.

#### WALK-IN CLOAKROOM

#### STUDY

Comprehensively fitted with extensive mahogany style furniture incorporating desk, numerous storage cupboards and glazed cabinets.

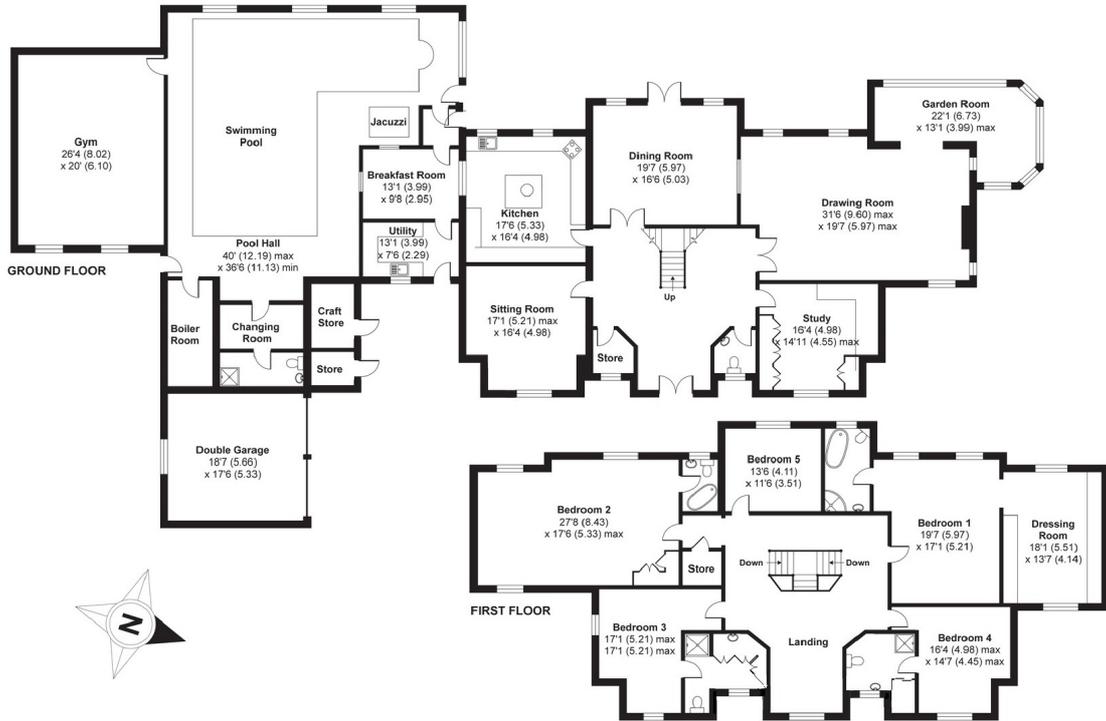
#### DRAWING ROOM

With period style stone effect fireplace with matching hearth. Archway with painted woodwork leading through to:



## Charleston House, Ness Strange, Shrewsbury, SY4

APPROX. GROSS INTERNAL FLOOR AREA 7516 SQ FT 698.2 SQ METRES (INCLUDES GARAGE & EXCLUDES CRAFT STORE / STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.



5 Reception  
Room/s



5 Bedroom/s



4 Bath/Shower  
Room/s



#### GARDEN ROOM

With extensive wrap around windows overlooking the side and rear garden. Bar area.

#### DINING ROOM

With ceiling sound speakers and twin French doors leading out to rear garden.

#### SITTING ROOM

With built in contemporary fireplace with inset electric fire. Eye level wall mounted curved smart TV with 3 wall mounted and 2 ceiling sound speakers.

#### BREAKFAST KITCHEN

Comprehensively fitted to include extensive GRANITE WORK SURFACES with tiled splash. Built in twin SINK UNIT. Built in NEFF ELECTRIC CERAMIC UNIT with INTEGRATED EXTRACTOR HOOD over. Extensive range of base and eye level units including drawers and glazed display cabinet with under unit lighting. Built in ELECTRIC NEFF OVEN and GRILL. Built in ELECTRIC MICROWAVE OVEN. INTEGRATED DISHWASHER. Matching unit with WINE RACK and free standing SAMSUNG AMERICAN STYLE FRIDGE FREEZER with ICE MAKER. High level TV connection aerial point. GRANITE TOPPED ISLAND with built in ELECTRIC TEPPANYAKI with adjoining BREAKFAST BAR.

#### BREAKFAST ROOM

With tiled floor.

#### UTILITY ROOM

With tiled floor. Fitted work top with built in sink unit. Matching range of storage cupboards. Space and plumbing for washing machine and tumble dryer.

#### FIRST FLOOR GALLERIED LANDING

A beautiful central design to the house with seating area bay window. Stunning chandelier. Walk-in airing room with modern hot water cylinder (pressurised system). Fitted linen racks and hanging rail.

#### MASTER BEDROOM SUITE

#### DOUBLE BEDROOM

With ceiling down lighters.



#### DRESSING ROOM

Including a comprehensive range of fitted (open) 'his and hers' wardrobes. Matching island drawer and storage unit.

#### EN-SUITE BATHROOM

With contemporary roll top bath and free standing chrome mixer tap. Tiled walls and floor. Wash hand basin. Close coupled WC. Shower cabin.

#### BEDROOM 2

With fitted range of wardrobes.

#### EN-SUITE BATHROOM

With contemporary roll topped bath and free standing chrome mixer tap. Tiled walls and floor. Wash hand basin. Close coupled WC.

#### BEDROOM 3

#### EN-SUITE SHOWER ROOM

With tiled floor and panelled shower cubicle with rain shower head. Range of fitted wardrobes with concealed vanity unit and wash hand basin. Close coupled WC

#### BEDROOM 4

#### EN-SUITE SHOWER ROOM

With tiled floor and walls. Walk-in shower cubicle with glazed splash screen and rain shower head unit with hand held attachment. Vanity unit with drawers under. Close coupled WC. Fitted wall mirror. Built in deep storage cupboard.

#### BEDROOM 5

#### LEISURE COMPLEX

With lobby connection to the Breakfast Room comprising:

#### INDOOR HEATED SWIMMING POOL

With L shaped pool (31 feet x 24'5 max excluding steps) with child's slide. Tiled floor surround. Exposed brick and stone effect tiled walls. SUN BED LOUNGING AREA with door leading out to the garden. Tiled steps to jacuzzi (unused) with solid top and lounging bed over.



#### **CHANGING ROOMS**

With tiled floor and walls. Bench seating. Separate Shower Room/WC with tiled floor. Corner tiled shower cubicle with upper body and overhead shower unit. Pedestal wash hand basin. Close coupled WC.

#### **PLANT ROOM**

Equipped with 4 oil fired boilers serving the central heating and hot water systems. CALOREX pool heating unit and filtration unit.

#### **GYM**

Purpose built with eye level TV aerial connection point. Fitted storage unit and work top over. 4 wall mirrors.

#### **OUTSIDE**

Approached through twin matching entrances with stone pillars having ornamental iron entrance gates leading onto a semi circular mainly tarmacadam driveway and parking area.

#### **DOUBLE GARAGE**

5.94m x 5.89m (19'6 x 19'4)

With two up and over automatic electric entrance doors. Power and lighting.

#### **REFUSE STORE**

#### **CRAFT ROOM/STORE**

#### **THE GARDENS**

These are comprehensively landscaped, being well established and incorporating a wealth of colour during seasonal months. There is a small lawn adjacent to the driveway with a selection of flowering shrubs and mature trees. To the portico entrance is a lovely wisteria and climbing ivy. The main lawn garden extends from the side to the rear and is of a good although manageable size with deep abundantly stocked beds, shrubs, mature trees

including yew and oak. The rear garden incorporates a summer house, whilst adjacent to the rear of the house are flagged pathways and a patio area. Extending around the Leisure Complex is an all weather play area with planted shrubs set around and the pathways with ornamental gravel areas, mature trees and further shrubs. To the side of the main lawn is an all weather putting green, practise sand bunker and driving net.

#### **ALL WEATHER TENNIS COURT**

With flood lighting.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Fitted carpets as laid. Most light fittings, blinds and curtains are included. Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water and electricity are understood to be connected. Foul drainage to a private system. Oil fired central heating system. None of these services have been tested.

#### **LOCAL AUTHORITY**

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

#### **TENURE**

#### **VIEWINGS**

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E: shrewsbury@hallsgb.com

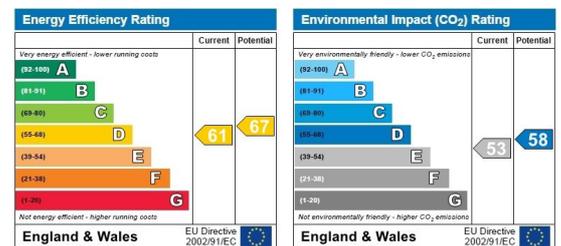
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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