

8 CRICKET MEADOW

PREES, WHITCHURCH, SHROPSHIRE | SY13 2BZ

A Substantial & Highly Flexible Five-Bedroom Detached Home

Offers In The Region Of £449,950 | No Onward Chain

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Space, Flexibility & Energy Efficiency

This substantial detached home of approximately 2,645 sq ft sits in a quiet, secluded position in the sought-after village of Prees. Built by the current vendors and finished to a high standard throughout, it offers an impressive amount of living space across two floors. Offered with no onward chain.

With bedrooms on both the ground and first floor, the layout is exceptionally flexible and was designed to allow each floor to be occupied separately, making it ideal for intergenerational or assisted living. A fully functioning lift is installed at the rear of the integral garage.

The vendors have invested in a range of energy-saving features, including a heat pump, an extensive solar panel array and air conditioning to selected rooms, creating a highly efficient home set within delightful surrounding gardens.

ACCOMMODATION

First Floor

- Entrance Hall & Feature Window
- Kitchen / Breakfast Room
- Living Room
- Sun Lounge & Sun Terrace
- Dining Room
- Principal Bedroom & En-Suite
- Separate WC
- Integral Garage & Lift

Ground Floor

- Bedroom Two & En-Suite
- Bedroom Three
- Bedroom Four
- Bedroom Five / Study
- Family Bathroom
- Utility Room










THE HEART OF THE HOME

Entrance Hall

A striking full-height feature window floods the hall with natural light, while an attractive staircase links the two floors. The landing also provides access to a partially boarded loft with fitted ladder and lighting.

Kitchen / Breakfast Room

A superb kitchen with matching wall and base units, one-inch marble worktops, a four-ring induction hob with extractor, and integrated fridge, freezer, oven and grill. There is space for a table and chairs, a Travertine floor lies beneath the current carpet, and a door leads directly to the garage.

Living Room & Sun Lounge

The living room overlooks the front gardens and features a fireplace and air conditioning, with double doors opening into the sun lounge. With a limestone floor, fitted blinds and air conditioning, the sun lounge enjoys an open, panoramic outlook over the local recreation club and bowling green, and double doors lead out to a decked sun terrace sharing the same views.

Dining Room

An impressive dining room with a Juliet balcony overlooking the rear garden, connected to the living room through glazed double doors — ideal for entertaining.

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Bedrooms & Bathrooms

The principal bedroom is a generous double with fitted wardrobes and furniture, air conditioning and a Juliet balcony overlooking the rear garden. Its tiled en-suite offers an open shower area, WC, bidet, vanity unit and heated towel rail.

The ground floor provides four further well-proportioned double bedrooms in neutral décor. Bedroom two has its own en-suite shower room, and bedroom five is currently used as a study. A family bathroom with bath and separate shower cubicle, plus a utility room housing the solar and heating controls, complete the accommodation.

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Gardens & Grounds

Approached over a block-paved driveway with parking for two vehicles, the property has an integral garage with a remote-controlled electric roller door, garden access and a lift.

Lawned gardens surround the house, bordered by established hedging and mature conifers, with a paved patio to the rear offering a lovely spot for outdoor dining and entertaining.

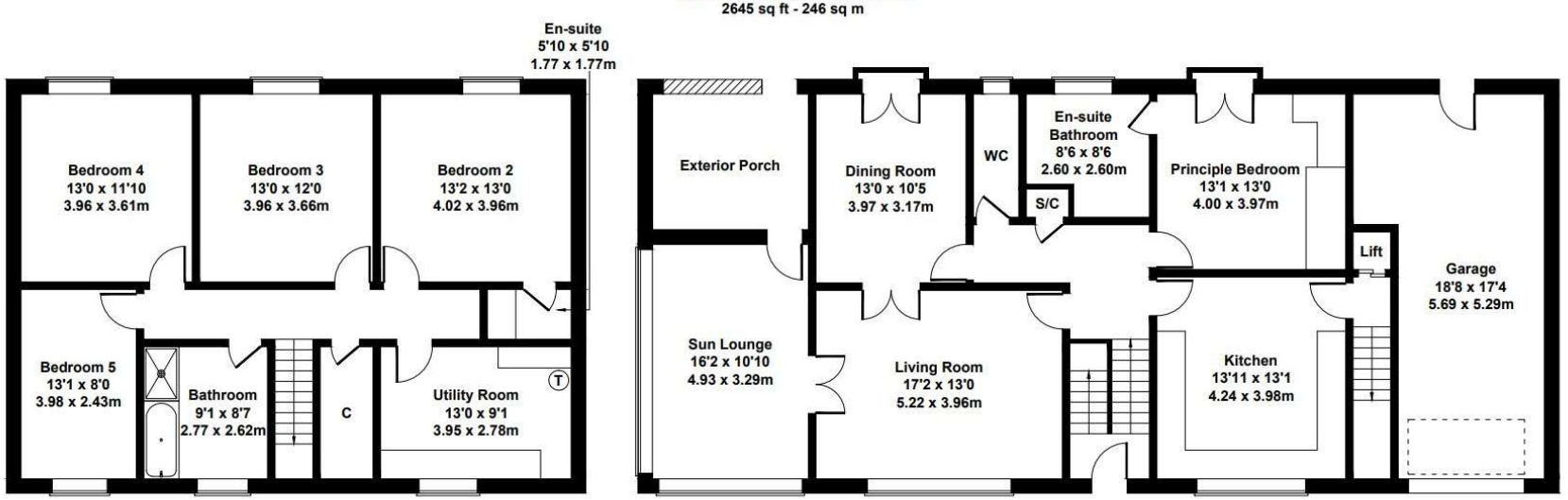







8 Cricket Meadow, Prees, Whitchurch, SY13 2BZ

Approximate Gross Internal Area
2645 sq ft - 246 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location – Prees

Prees offers a convenience store/post office, newsagents, doctors' surgery, hairdressers, recreational facilities, a train station and a highly regarded primary school. The market towns of Wem and Whitchurch are close by, and Prees station sits on the Crewe–Shrewsbury line with onward connections to Manchester, Birmingham and London. Chester, Shrewsbury, Telford, Wrexham and Crewe are all within easy commuting distance.

Key Features

- Approx. 2,645 sq ft detached home
- Five double bedrooms, two en-suite
- Flexible layout for intergenerational living
- Sun lounge & terrace overlooking bowling green
- Solar panels, heat pump & air conditioning
- Integral garage with lift
- No onward chain

Property Information

Tenure: Freehold

Council Tax Band: E

Local Authority: Shropshire County Council

Construction: Brick

Services: Mains water, drainage & electricity; solar panels; heat pump. Not tested by the agent.

Viewing: Strictly by appointment. Video tour on request.

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