



Lawley

Clive Avenue, Church Stretton, Shropshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A uniquely designed house offering almost 4000 sq ft of accommodation with outstanding views

Lawley is undoubtedly one of Church Stretton's most interesting houses, taking its shape and architectural features from the neighbouring property, Overdale. Lawley sits in an enviable location with spectacular views of the town and surrounding hills. Arranged over three floors and offering four bedrooms and four bathrooms together with outstanding dining and entertaining space.



2 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



TOWN



3,785 SQ FT



**GUIDE PRICE
£1,100,000**



The property

The accommodation at Lawley has a natural flow and makes the most of the light and wonderful views. The property is accessed at ground floor level, leading to a utility room, cloakroom and the unique, open plan, kitchen, dining room and sitting room. The sitting area has a floor to ceiling bay window taking in the views. The kitchen is fitted with sleek, modern units and integrated appliances. The drawing room on the first floor is of particular note and offers the wow factor, taking the shape of the octagonal building and having a central glazed lantern sky light.

A spiral staircase at the heart of the house leads down to the bedroom accommodation on the lower ground floor. There are four double bedrooms, all with en-suite facilities, together with a study/gym.

Outside

The garden, which is laid to lawn and edged with mature trees, wraps around the front and side of the house. Steps from the parking area lead down to the garden, which also features an arched store area. To the side of the property, at ground floor level, there is a south facing decked area for seating which can be accessed either from the front of the house or via doors from the open plan sitting room. There is also a double garage and store.

Please also note that Lawley has a right of way over the initial part of the drive to Overdale, the adjacent property, leading to the double garage.

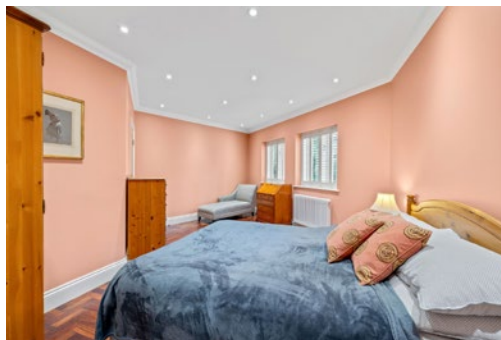


Location

Clive Avenue is considered one of the premier addresses within the very popular town of Church Stretton. From its hillside position it enjoys far reaching views, yet is conveniently within walking distance of the town centre.

Church Stretton itself provides a very good range of everyday local shops, restaurants and pubs, schooling for all ages and is situated on the Manchester to Cardiff railway line, with trains running at regular intervals.

To the north is the County Town of Shrewsbury, providing a wide range of shops and leisure facilities. To the south is the market town of Ludlow, which again offers similar facilities. The surrounding countryside is quite beautiful with the National Trust Longmynd providing many fine walks and sporting opportunities, with a golf course and other sporting clubs.



Distances

- Shrewsbury 15 miles
- Ludlow 16 miles
- Bridgnorth 20 miles
- Telford 26 miles

Nearby Stations

- Church Stretton
- Shrewsbury
- Telford

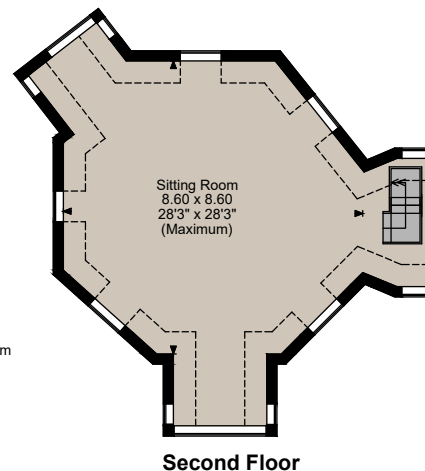
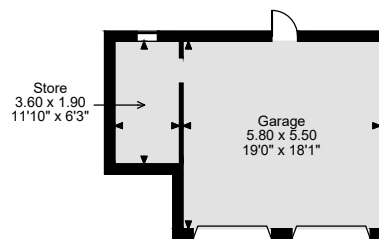
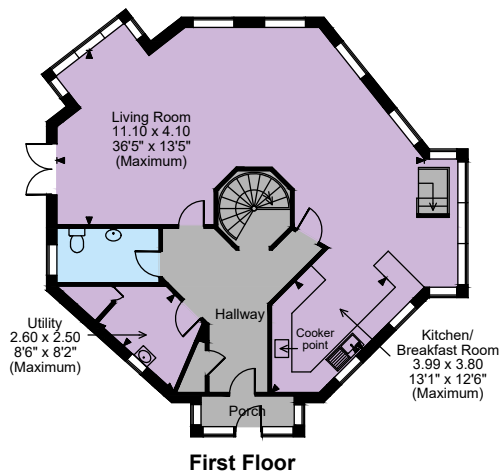
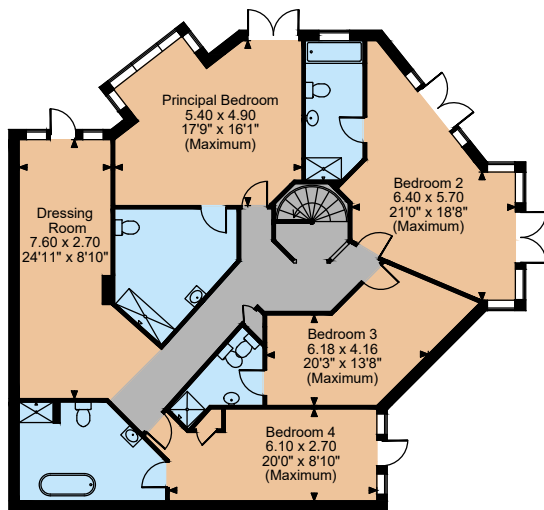
Key Locations

- Cardingmill Valley and The Long Mynd
- River Severn
- Wrekin
- Telford (Ironbridge Gorge)

Nearby Schools

- Church Preen Primary School
- St Lawrence C of E Primary School
- Longnor C of E Primary School
- Church Stretton School
- Concord College
- Prestfelde School
- Wrekin College
- The Old Hall School
- Shrewsbury High School
- Shrewsbury School
- St. Winefride's School





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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8629473/SS



Floorplans

House internal area 3,369 sq ft (313 sq m)
Garage internal area 416 sq ft (39 sq m)
For identification purposes only.

Directions

Post Code SY6 7BL
What3words vaulting.ideas.origins

General

Local Authority: Shropshire Council

Services: Mains water, electricity and drainage. Gas fired central heating.

Council Tax: G

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

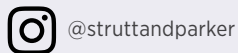
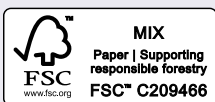
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

shropshire@struttandparker.com
struttandparker.com



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared Nov 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited