



A beautiful property, with stabling and paddocks

**Clive Grange, New Street, Clive, SY4 3LE**

Freehold







Extremely attractive property • Modern fittings and features • Situated in a sought after village close to communication links • 2.5 acres of post and rail fenced paddocks • In all extending to about 3.25 acres • A fantastic family home

### Location

Clive stands to one side of the beautiful Grinshill Hill, from where panoramic views across Shropshire can be enjoyed and is an area noted for its wonderful walks, riding and abundance of wildlife. The village is considered to be one of the most exclusive villages in North Shropshire and is very popular due to its amenities including a post office/shop, medical centre, church, primary school and a strong local community with many events and activities arranged in the village hall.

Situated just off the A49 and the B5476, the village is served by a regular bus service to nearby market towns including Wem, Whitchurch and the historic county town of Shrewsbury, approximately six miles. The latter offers a wide range of independent and high street shops, restaurants, bars and leisure facilities including The Theatre Severn. Shrewsbury also has a number of highly regarded schools, both within the state and private sectors, including Shrewsbury School, Shrewsbury High School for Girls, The Priory and Prestefelde Preparatory School.

There is access to the commercial centres of Telford, Wolverhampton and Birmingham along with other Midland business centres via the M54 which connects to the

national motorway network for onward travel. There is also a rail service from Yorton on the Cardiff to Crewe line enabling rail travel to London within two and a half hours. Regional airports include Birmingham, Liverpool and Manchester.

### Accommodation

Clive Grange is an attractive, individual architect designed property, built in 1993 in lbstock handmade regal mixture brickwork, with a slate roof. The house is accessed via a private road with spacious gardens to the front and rear, garaging, stables and paddock land.

The front door opens to a spacious entrance hall enjoying lots of natural light with oak flooring, cloakroom off and the staircase rising to the first floor. Double doors open to the dining room which is adjacent boasting wonderful views across the rear garden and open countryside beyond.

The drawing room extends the depth of the house and is an great room for entertaining with a gas fire with marble surround, a hand crafted bespoke bar and door opening onto the terrace. The current owners have re-designed and opened the kitchen to create a family living area with a 'Kenton Jones' fitted kitchen which includes a range of cream faced units with an integrated dishwasher, double sink with garden views, an AGA, a good



sized breakfast island with a beautiful Welsh granite top and wine chiller and a glass fronted fitted cabinet with storage beneath. Ceramic tiled flooring continues to the utility room where there is a pantry and W/C. The garage is accessed via a rear hall and there is also a door outside.

There is also a study on the ground floor with fitted shelving.

There are four double bedrooms to the first floor all with walk in wardrobes, two with ensuite shower rooms and one with a spiral staircase to the second floor. There is a contemporary family bathroom with wooden flooring, his and hers sinks, a freestanding bath and separate shower.

Stairs rise to the second floor. To the right, a double bedroom which can also be accessed via the spiral staircase is currently used as a living area. To the right a large bedroom with a dressing area, currently used as a study. This room is currently used as storage and has potential as further living accommodation or a games/play room.

#### Outside

Clive Grange is accessed via a private, gravel driveway which sweeps to reveal the south facing façade overlooking the attractive front garden which is mostly laid to lawn with attractive shrub and herbaceous borders including beautiful roses, fragrant lavender and specimen trees. There is ample parking and a double garage with electric doors.

To the rear, the garden is simply beautiful with well stocked colourful beds, lawn, a terrace and iron railings. A patio borders the property with a gardeners shed to the side of the house and a path leading to the stables.

There is a timber stable block providing loose boxes for three horses and a tack room. A concrete yard behind the stables provides access to three post and railed paddocks, one with a timber field shelter which in all extend to approximately 2.5 acres. There is a restrictive covenant in place preventing their development.

**Directions:** From Shrewsbury: take the A49 north into the village of Preston Brockhurst. In the village turn left on the bend signposted to Clive. Follow the lane into the village and just after the post office/ village shop, turn right in to New Street. Continue for around 300 yards and the property is found on your right hand side.

**Tenure:** Freehold

**Services:** Mains water, electricity, gas and drainage.

**Local Authority:** Shropshire, Band G.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills.







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**Approximate Area** 383.3 sq m / 4126 sq ft (Excluding Voids / Eaves)

**Garage** 43.3 sq m / 466 sq ft

**Stable** 58.2 sq m / 626 sq ft

**Total** 484.8 sq m / 5218 sq ft

**Including Limited Use Area** (16.8 sq m /180 sq ft)



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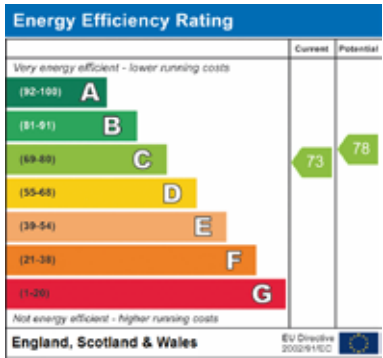
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