



St Lawrence, Horsemans Green, SY13 3DY

Helping *you* move



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Offers In Region Of £545,000



A superb four bedroom detached home situated in the rural hamlet of Horsemans Green and occupying a large plot with driveway, double garage and beautifully maintained gardens.

- **Detached Four Bedroom House**
- **Situated in the rural hamlet of Horsemans Green**
- **Countryside Views**
- **Beautifully Maintained Gardens**
- **Driveway and Double Garage**
- **Large Lounge with log fire**
- **Master En Suite and Family Bathroom**
- **EPC TBC, Council Tax Band H**



Set within the peaceful rural hamlet of Horsemans Green, this superb four bedroom detached home offers generous living space and fabulous countryside views to the rear. Nestled on a substantial plot with meticulously maintained gardens, this property provides the perfect blend of tranquillity, comfort, and practicality.

The ground floor welcomes you with a spacious entrance hall featuring elegant wood flooring, a cloakroom, and a generous lounge complete with a large enclosed log fire-ideal for cosy evenings. Sliding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The lounge flows into a dedicated dining room, while the well-appointed kitchen enjoys delightful views over the rear garden. A separate utility room adds further convenience and upstairs, the first floor benefits from ample in-eaves storage. The master bedroom boasts wood flooring, rear views over open fields, a dressing area with built-in wardrobes, and a private en suite shower room. Three additional bedrooms-two of which include built-in wardrobes-share a good size family bathroom.



Outside, a driveway and double garage provide ample parking and storage, bordered by a neatly lawned front garden with mature shrubs and trees. To the rear, the large, private garden is a true sanctuary, lovingly maintained and thoughtfully landscaped to create a peaceful outdoor retreat. It features a paved patio area ideal for al fresco dining, a generous lawn, a productive vegetable patch, a charming pond, and a rich variety of established shrubs, plants, and mature trees. Whether you're looking to entertain, garden, or simply unwind, this outdoor space offers something for everyone.



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LOCATION

The rural hamlet of Horseman's Green is situated off the A525 approximately 6 miles from the North Shropshire market town of Whitchurch and about 9 miles from Wrexham which offers a wider range of facilities. The village of Hanmer is approximately 2 miles which has a village shop and Public House. Horseman's Green is also within commuting distance of Chester and Shrewsbury.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham. Turn left into Horseman's Green and proceed before turning left again, continue on and the property can be found on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band H. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000
Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH37427 26625



LOUNGE

23' 2" x 15' 0" (7.06m x 4.57m)

DINING ROOM

11' 0" x 9' 5" (3.35m x 2.87m)

KITCHEN

15' 0" x 9' 1" (4.57m x 2.77m)

UTILITY ROOM

11' 6" x 7' 1" (3.51m x 2.16m)

BEDROOM ONE

17' 3" x 13' 3" (5.26m x 4.04m)

EN SUITE

5' 5" x 5' 5" (1.65m x 1.65m)

BEDROOM TWO

13' 4" x 11' 5" (4.06m x 3.48m) max

BEDROOM THREE

11' 8" x 9' 4" (3.56m x 2.84m) max

BEDROOM FOUR

8' 8" x 7' 7" (2.64m x 2.31m)

FAMILY BATHROOM

9' 2" x 7' 5" (2.79m x 2.26m)

DOUBLE GARAGE

18' 4" x 17' 6" (5.59m x 5.33m)

FLOOR PLAN TO GO HERE



WHITCHURCH

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MARKET DRAYTON

NEWPORT

SHREWSBURY

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WHITCHURCH