



The Grange, Upton Magna, Shropshire

 **Knight
Frank**



The Grange, Upton Magna, Shropshire SY4 4TZ

A substantial period village house standing in approximately 1.27 acres of beautifully maintained grounds.

Summary of accommodation

Ground Floor

Entrance hall | Kitchen/dining/sitting room | Drawing room | Dining hall
Study/sitting room | Garden room | Boot room | W.C. | Walk-in pantry
Access to cellar

First Floor

Principal bedroom suite with dressing room and bathroom
Guest bedroom suite with dressing room and bathroom
Three further double bedrooms (one with dressing room)
Family bathroom | Airing cupboard

Gardens and grounds

Beautiful formal gardens | Kitchen garden | Tennis court (grass) | Double garage | Potting shed
Greenhouse | Wood shed | Tool shed
In all approximately 1.27 acres

Tenure

Freehold

Energy Performance Certificate

Rating E



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Situation

The Grange is found on the outskirts of the picturesque Shropshire village of Upton Magna, only 5 miles East of the historic county town of Shrewsbury. The beautiful surrounding countryside offers numerous picturesque walks, whilst the village itself boasts a multi award winning public house, a primary school, village shop, cafe and village hall.

Nearby Shrewsbury provides a superb range of amenities including supermarkets, public houses, restaurants, regular markets, art galleries, libraries, and sports facilities. Local Schooling includes St Lucias within the village, Crowmoor primary School (Shrewsbury), William Brookes (Much Wenlock), Thomas Telford, Adams Grammar (Newport) as well as Old Hall School and Wrekin College (Wellington), Shrewsbury High School, and Shrewsbury School.

The Grange is well placed for commuting to several business centres including Wolverhampton, Birmingham, Telford and of course the county town of Shrewsbury. The nearby M54 motorway provides further links to the Midlands, M6 and M6 toll road. National rail links are found in Shrewsbury or Telford.

Distances

Shrewsbury 4 miles, M54 (junction 7) 8.5 miles, Chester 40 miles, Birmingham 40 miles



The Grange

The Grange is an elegant period property which has been sympathetically restored during the current owner's custodianship. The centre of the property dates to the 18th Century and is flanked by later, impressive Victorian additions. The beautifully proportioned rooms display a wealth of period features, many with delightful views over the grounds.

The entrance hall is flanked by a handsome study/sitting room, drawing room and dining hall, with two working fireplaces. The drawing room with log burning stove and French doors opening out to an ornamental pool and terraced area. Accessed through the dining hall is the large open plan kitchen dining/sitting room. The kitchen is beautifully finished with a range of bespoke units and large central island. There is a handsome Aga Range and other integrated appliances. The dining and sitting area have two accesses to the gardens and a wood burning stove to one end. Adjacent is a generous walk-in pantry and garden room.









There is planning permission granted for a south facing extension to the rear, providing an orangery style additional room using the existing garden room as a link. Planning reference: 21/00690/FUL. A boot room and W.C complete the ground floor accommodation. Stairs lead down into the cellars.

The first-floor accommodation consists of a beautiful principal bedroom with dressing room and en suite bathroom which occupies the eastern wing of the property and has delightful views over the gardens and grounds. A guest suite with dressing room and bathroom is found at the opposite end of the house, accessed via its own private staircase. There are three further double bedrooms (one with a dressing room), which serve from a large family bathroom.



The Grange

Approximate Gross Internal Floor Area

Main House: 394 sq m / 4245 sq ft

Cellar: 33 sq m / 355 sq ft

Garage: 40 sq m / 436 sq ft

Wood shed and garden shed: 8 sq m / 92 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated April 2023. Photographs and videos dated April 2023.

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Gardens, grounds and outbuildings

The Grange is surrounded by carefully designed and beautifully maintained landscaped gardens. The grounds are split into several defined areas providing picturesque walkways through the more formal spaces, along with practical elements such as a successful kitchen garden with greenhouse and potting shed. A grass tennis court is found to the west of the property, with a double garage, garden tool shed and woodshed nearby.

The gardens have been skilfully planned and designed. Beautifully stocked borders with shrubs and herbaceous plants, along with stunning perennial planting provides colour and interest for much of the year. Hard landscaping is provided in the form of paved terracing, strategically positioned for outside dining. There are a range of established fruit trees and planting on the boundaries, providing an excellent level of privacy. In all, the gardens and grounds extend to about 1.27 acres.





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Agents Note

The driveway is owned by the Sundorne estate, with The Grange having a right of access.

Services

Mains electricity, drainage and water supply, oil fired central heating.

Local Authority

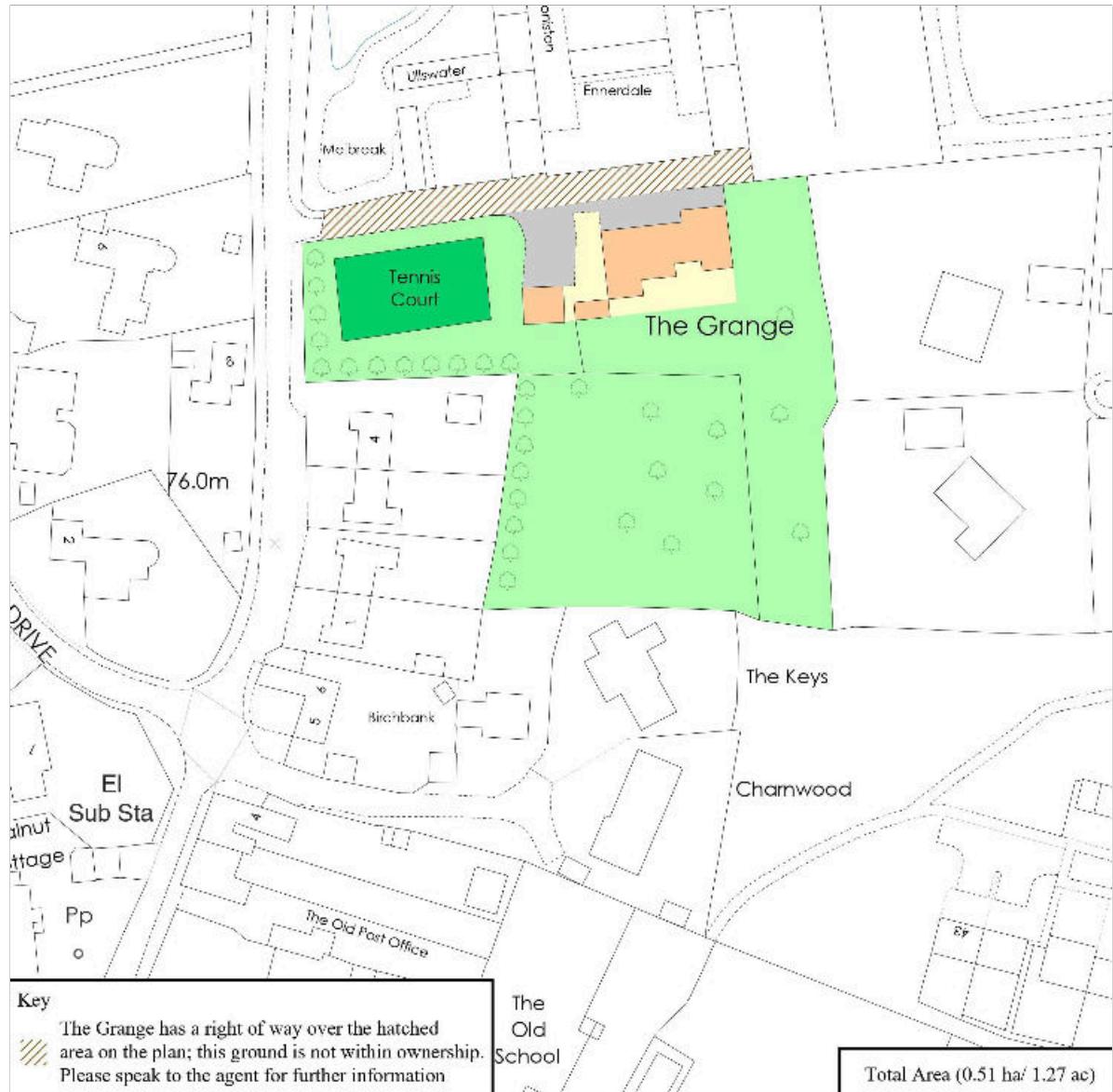
Shropshire council

Council tax

Band F

Directions (Postcode SY4 4TZ)

From Shrewsbury, head East on the B4380 until you reach the village of Atcham. Take the first left turn, immediately after passing over the River Seven, signposted Uffington. After a short distance, take the Right turn sign posted to Upton Magna. Follow this road until you reach the village, turning Left opposite the public house (The Haughmond). Take the first right turn (grass triangle) signposted Somerwood and Astley. The Grange is found on your right-hand side after a short distance and before the converted barns. W3W: flop.removers.weeknight



The Grange, Upton Magna, Shrewsbury, Shropshire, SY4 4TZ

Location SJ 554 126

Scale 1:1,000 @ A4

Drawing No. X19329-01

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