

London Road, Shrewsbury, Shropshire





# Beckbury House, 87 London Road, Shrewsbury, SY2 6PQ

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An elegant early Victorian town property with substantial accommodation standing in superb mature and private gardens totalling approximately one acre.

## Summary of accommodation

### Ground Floor

Entrance hall | Living room | Drawing room | Dining room | Snug  
Kitchen/breakfast room | Utility room | Pantry | Two W.C.  
Access to cellars

### First Floor

Principal bedroom with en suite bathroom | Four further bedrooms  
(one with en suite bathroom) | Family bathroom | W.C.

### Second Floor

Bedroom

### Energy Performance Certificate

Rating E

### Tenure

Freehold

### Services

Mains water, electricity, gas and drainage.

### Local Authority and Council Tax

Shropshire County Council. Band G.



Knight Frank  
9 College Hill  
Shrewsbury  
SY1 1LZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

01743 664200  
[shrewsbury@knightfrank.com](mailto:shrewsbury@knightfrank.com)

Knight Frank

Tom Wright  
01743 664204  
[tom.wright@knightfrank.com](mailto:tom.wright@knightfrank.com)



## Situation

Situated on London Road, a popular and prestigious residential area close to the historic town centre of Shrewsbury, yet with easy access to the beautiful Shropshire countryside. There are an excellent range of bespoke shops, restaurants, and leisure amenities nearby, including the Theatre Severn and the beautiful 29-acre Quarry Park bordering the river.

Shrewsbury has several highly regarded schools both in the state and private sectors, including Shrewsbury School and Shrewsbury High School for Girls. Prestfelde Preparatory School is a short walk from the property. Mainline rail services are available from Shrewsbury Station whilst the A5 links through to the M54 and national motorway network beyond. International airports are available at Birmingham, Liverpool and Manchester.

Distances: Shrewsbury town centre 1 mile, Oswestry 22 miles, Chester 42 miles, Birmingham 45 miles, Liverpool 67 miles. (Distances and time approximate).

## The Property

Having provided a much-loved family home for the current owners, the property is a beautifully appointed and handsome early Victorian residence standing within an acre of private grounds within a prestigious residential area. The property retains an impressive amount of period features throughout, including tiled floors, ornate cornice and freeze work and handsome fire surrounds. The layout is indicative of its era and lends itself to comfortable family living and larger scale entertaining.

The accommodation flows from an impressive central hallway, with four principal reception rooms. The drawing room and dining room have delightful views to the south over the gardens. The living room looks towards the front gardens via an impressive bay window and the snug provides an excellent hideaway close to the kitchen. The fitted kitchen has an AGA range, with a large utility/boot room, pantry and W.C. nearby. The generous cellars are accessed from an inner staircase.







## First Floor Accommodation

On the first floor is a striking dual aspect principal bedroom overlooking the gardens, with a generous en suite bathroom. A guest bedroom, also with en suite facilities, is found across the hall. Three further bedrooms are served by a large family bathroom and a W.C.

On the second floor is a further double bedroom.



Approximate Gross Internal Floor Area  
411 sq m / 4425 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 mentioned below.

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 inventor. 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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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## Gardens and grounds

Totalling approximately one acre, the property is surrounded by beautiful, mature grounds and enjoys complete seclusion. A driveway sweeps to the front of the house, with the grounds opening to the south. Great care has been taken to preserve a number of established trees which provide a protected boundary. A large formal, level lawn is found to the south of the house, with a flower and kitchen garden to the rear.

## Agents Note

### Shared Driveway

Whilst the driveway is owned by Beckbury House, two neighbouring properties have a right of way along it. These two properties contribute proportionally to maintenance costs.

### Mains water

The mains water supply passes over the property owned by the "Shrewsbury College Group". The water is metered and charged to the owners of Beckbury House by SCG.



