



The West Wing, Sandford, Shropshire

The West Wing, Sandford, Shrewsbury, SY11 4EX

A beautifully appointed linked barn conversion with generous accommodation found in a delightful rural setting.

Nestled between the bustling market town of Shrewsbury and the county town of Oswestry, The West Wing enjoys a prime position in the picturesque hamlet of Sandford, within a small enclave of three barns adjacent to Sandford Hall. Looking out towards open countryside, The West Wing offers a great deal of privacy, and incredibly flexible accommodation of exceptional quality.

A range of local amenities are available nearby including a primary school, post office/stores and public house in the nearby villages of Knockin and West Felton. Packwood Haugh, Oswestry, Moreton Hall and Ellesmere College are just a few of the independent schools within easy commute. Shopping, leisure and social facilities are available in the nearby market towns of Shrewsbury and Oswestry and the A5 offers links to the M54, Shrewsbury, Telford and Birmingham and to the north Chester and Liverpool. Shrewsbury and Gobowen stations provide connections to the inner-city railway system and regional airports include Liverpool, Manchester and Birmingham.

Distances: Oswestry 6 miles, Shrewsbury 13.7 miles, and Birmingham 60 miles (Distances are approximate).





The West Wing

A gated entrance opens into a large, landscaped garden with shingled driveway leading towards the main entrance hall, with seating areas and double garage to the side, all enclosed by attractive stone walling providing privacy from the lane.

Over 3700 sq ft. of well-presented accommodation, extending across two floors, is accessed via an attractive painted and brick walled entrance hall which opens into a generously proportioned dining hall with staircase ascending to the first-floor galleried landing, with double doors accessing the rear garden. Original beams, complemented by wooden flooring, make the dining hall a fantastic entertaining space, with light flooding in via the galleried area and vaulted ceiling.

To the left is a handsome kitchen breakfast room with an extensive range of fitted painted units and large dresser, integrated appliances including microwave, Belfast sink and large range cooker surrounds a large island with seating to two sides.

Stone flooring continues into a family room with log burner and doors to both the rear garden and side external area, and off which, is a large utility and boot room with door to rear patio, and steps down towards the office pod, perfect for home office, media room or gym. Two large bedrooms and two bathrooms complete the ground floor.

The galleried landing provides space for an ample study or seating area and leads into the main living room with its A-framed beamed ceiling and offering elevated views from windows on both sides. Beyond is a peaceful reading room, or extra snug area. Three further bedrooms, one with plumbing enabling it to be returned to its original en suite, walk in wardrobe, and a family bathroom complete this much loved and spacious family home.







A beautifully appointed property with generous accommodation spanning two floors.



Garden and Grounds

The West Wing is enclosed by stone walls, fencing and mature hedges, with plenty of parking and double garage with electric charger. Both front and rear gardens offer lawned and paved patio areas for entertaining, and a further decked area for seating can be found to the rear of the barn, with planters providing a small kitchen garden area and useful garden room with electricity and separate Wi-Fi. The gardens are beautifully landscaped with mature trees to the boundary; beyond which are views out over the fields towards Admiral Rodney's Pillar and the Welsh Hills.





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Property Information

Tenure: Freehold

Services: Mains electricity. Private draining. Oil fired central heating. Private bore hole.

Local Authority: Shropshire County Council

Council Tax Band: G

Directions: (SY11 4EX)

There are multiple approaches from the A5: we suggest from Shrewsbury, heading north-west on the A5 for approximately 12 miles, taking a left-hand turn, signposted Sandford, and proceed along this lane for approx. 1.7 miles, turning right into the shingled drive signposted The West Wing.

W3W: ///partly.clerk.enlighten

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I would be delighted to tell you more

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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.

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