



SAMUEL WOOD

Bank House, Exfords Green, Longden, Shrewsbury, Shropshire, SY5 8HG

Offers In The Region Of £825,000



# Bank House, Exfords Green

Longden, Shrewsbury, Shropshire, SY5 8HG



- Exceptional Village Setting Within Desirable Exford Green Hamlet
- Delightful Views Across The Surrounding South Shropshire Countryside
- Over 1,800 Sq.Ft. Of Versatile Living Accommodation
- Five Generous Bedrooms Including Principal Suite With En Suite
- Substantial Detached Garage With Workshop And Storage Potential
- Beautiful Established Gardens Extending To Approximately 2/3rd Acre
- Extended And Significantly Enhanced Detached Family Residence
- Magnificent Open-Plan Kitchen And Dining Room For Entertaining
- Two Elegant Reception Rooms Offering Excellent Lifestyle Flexibility
- Peaceful Rural Living With Excellent Access To Shrewsbury, Ludlow And Church Stretton

Occupying a wonderful position within the highly regarded hamlet of Exford Green, Bank House is an exceptional detached village residence set within approximately two-thirds of an acre of beautifully established gardens. Approached via a quiet bridleway and surrounded by some of South Shropshire's most picturesque countryside, the property offers an enviable balance of rural tranquillity and modern convenience. Extended and thoughtfully enhanced, the accommodation extends to over 1,800 sq.ft. and centres around a superb open-plan kitchen and dining room, designed for both everyday family life and entertaining. Two versatile reception rooms provide additional living space, whilst five bedrooms, including a principal suite with en suite facilities, offer flexibility for growing families, guests or home working. Outside, mature gardens provide privacy, colour and space to relax, entertain and enjoy the changing seasons. With Shrewsbury, Church Stretton, Ludlow and the A49 all within easy reach, Bank House offers an outstanding countryside lifestyle in one of South Shropshire's most desirable settings.

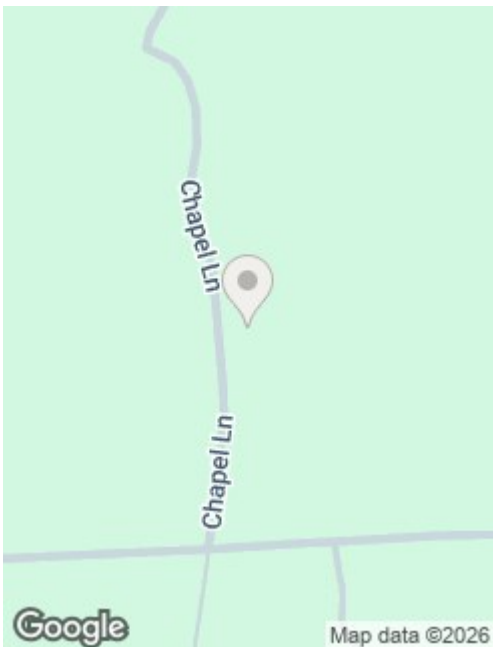
A welcoming entrance hall leads into a beautifully balanced layout ideally suited to modern family living. The heart of the home is the impressive open-plan kitchen and dining room, a light-filled space overlooking the gardens and perfectly designed for entertaining, family gatherings and everyday life. Complementing this are two versatile reception rooms, offering flexibility as formal living areas, a family room, home office or playroom. A useful utility room provides additional practicality and storage.

The upper floors provide generous and adaptable accommodation comprising five well-proportioned bedrooms. The principal bedroom benefits from en suite facilities, whilst the remaining bedrooms are served by the family bath/shower room. The layout offers excellent flexibility for larger families, visiting guests or those seeking dedicated workspace within the home, all enjoying pleasant views across the surrounding countryside.

Set within approximately two-thirds of an acre, the mature gardens are a particular feature of the property, wrapping around the house and creating a wonderful sense of privacy and seclusion. Sweeping lawns, established planting and colourful borders provide year-round interest, whilst generous outdoor space offers ample room for entertaining, gardening and family enjoyment. A substantial detached garage provides excellent storage, workshop potential and secure parking, further enhancing the property's appeal.







## Directions

What3words: ///widely.inner.remodels

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 7 Mbps & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





# Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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