

AN NEAD CHURCH LANE

ASH MAGNA | WHITCHURCH | SHROPSHIRE | SY13 4EA







An Nead is a particularly appealing detached bungalow which has been well maintained and thoughtfully presented by the current owners. Occupying an elevated position on Church Lane, the property enjoys attractive views from the principal rooms and benefits from generous gardens, ample parking and excellent ancillary accommodation. The property is available with NO CHAIN.

Offers in the region of £399,995



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- **Detached Bungalow, No Upward Chain**
- **Entrance Porch & Boot Room, Hall**
- **Spacious Accommodation, Garden Room**
- **Landscaped Gardens, Drive & Car Port**
- **Garage, Close to the Centre of the Village**
- **Good Access to Whitchurch & Nantwich**

Location

An Nead is situated within the attractive rural hamlet of Ash, close to the neighbouring village of Ash Magna, in the beautiful north Shropshire countryside. The area is characterised by its peaceful rural setting, attractive countryside and collection of traditional properties, whilst remaining conveniently positioned for access to a number of nearby market towns and villages.

Ash Magna is a popular and established village community, with local amenities including a village pub, sports and recreational facilities, together with attractive surrounding countryside offering excellent opportunities for walking and enjoying the rural setting. The neighbouring villages and surrounding hamlets provide a strong sense of community while retaining a peaceful countryside atmosphere.

The nearby market town of Whitchurch provides a comprehensive range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, public houses, doctors, dentists and leisure facilities. Whitchurch also benefits from a railway station providing services towards Shrewsbury, Chester and beyond.

The property is also well placed for access to the wider road network, with the A49 and A41 providing convenient connections towards Whitchurch, Shrewsbury, Chester, North Wales and the surrounding towns and villages.



Brief Description

Halls are delighted to be instructed as Sole Agents to sell An Nead by private treaty.

The accommodation is approached through a spacious entrance porch/boot room, which provides a useful everyday entrance before leading into the reception hall. The hall gives access to the principal rooms and includes useful storage.

The large living room is a particularly attractive reception space, featuring a large picture window which takes full advantage of the property's elevated position and provides an excellent outlook. A log burning stove creates a warm and welcoming focal point.

The modern kitchen is fitted with a comprehensive range of contemporary wall and base units, contrasting work surfaces and a range of modern appliances. The kitchen also provides access to the large garden room/dining room, which is an excellent additional reception space. This room features a solid roof incorporating a skylight, together with radiators and windows and doors overlooking and providing direct access to the rear gardens. It would make an ideal dining area, sitting room or garden room.

Also leading from the kitchen is a rear hall, with doors providing access to the cloakroom and garage. The cloaks/W.C. is conveniently positioned for everyday use, whilst the garage incorporates useful laundry facilities.

There are two generously proportioned double bedrooms, both providing excellent bedroom accommodation. The property is further complemented by a modern shower room, together with a useful airing and linen cupboard.

The property benefits from oil fired central heating and double glazed windows.





Outside & Gardens

The property is approached from Church Lane via a private driveway which rises to the front of the bungalow and provides parking for a number of vehicles. The driveway leads to the garage and car port, whilst the front garden is predominantly laid to lawn with well stocked flower borders.

The property occupies a generous and attractive plot with gardens to both the front and rear. The front garden is laid predominantly to lawn and complemented by well established flower borders, whilst the elevated position adds to the property's appeal.

A pathway provides access down the side of the bungalow to the enclosed and landscaped rear garden, which offers a good degree of privacy. The rear garden is thoughtfully arranged with areas of lawn, paved patio and well stocked flower borders, providing plenty of space for outdoor dining and relaxation.

Of particular interest is the Japanese-themed garden area, which provides a distinctive and peaceful feature within the grounds and adds considerable character to the garden.

An Nead therefore offers an excellent opportunity to acquire a spacious and well presented detached bungalow in a peaceful rural setting, with generous gardens, excellent parking, garage and car port, attractive views and the considerable benefit of NO CHAIN.

Directions

From the village of Ash drive out on Church Lane for about 1/4 of a mile and the bungalow is located on the right hand side.

What 3 Words

///carry.divisible.consoled

Anti Money Laundering (AML) Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'E' on the Shropshire Council Register.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1870 011026

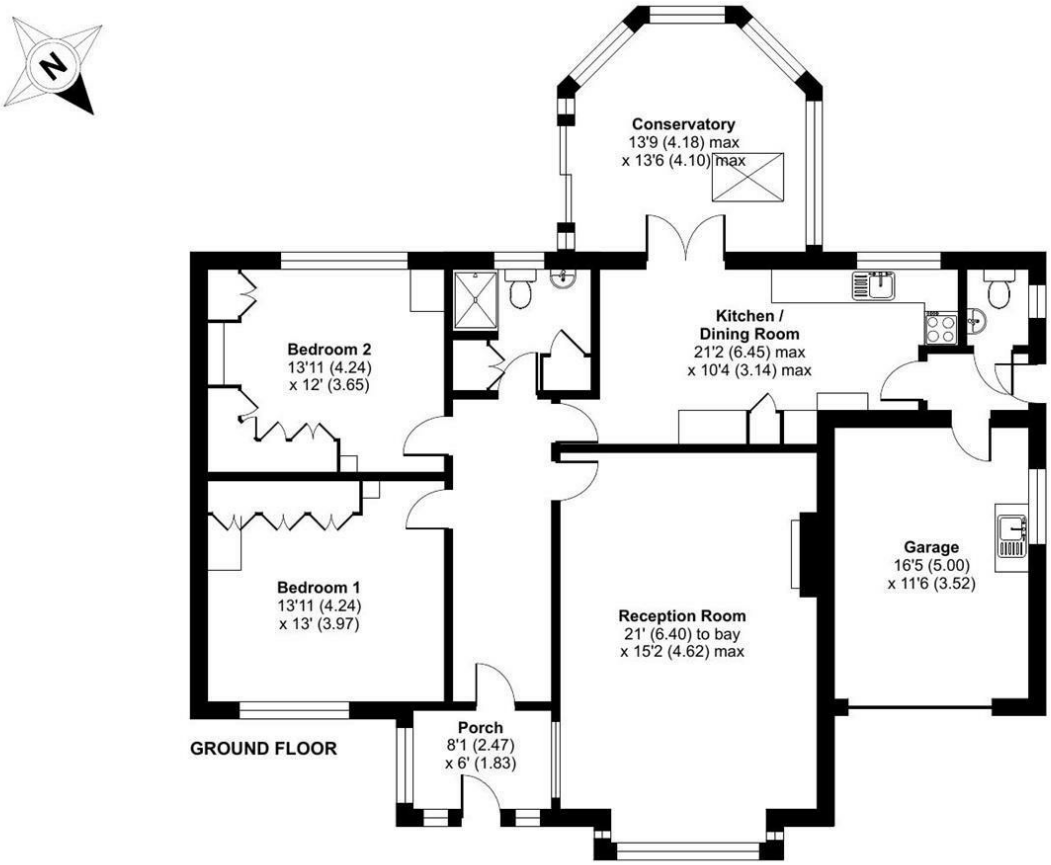
Services

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

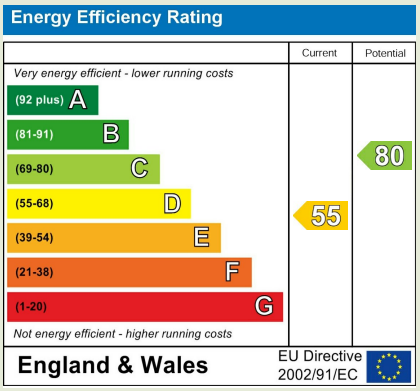
Agents Note

The property has recently been re named from Greenfields Bungalow to An Nead.

Approximate Area = 1372 sq ft / 127.5 sq m
Garage = 184 sq ft / 17.1 sq m
Total = 1556 sq ft / 144.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1529028



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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