



**Superb Detached House Backing Onto Fields**

**5 Bedrooms & 3 Bathrooms**

**Prime Residential Location**

**Exclusive Gated Development**

**Choice Of Kitchen & Bathrooms**

**Predicted EPC Grade = B**

**Plot 9 Oak Tree Way  
(Off Chester Road) Whitchurch**

**£495,000**



**You know when you are on to something special, as soon as you learn that the house you want to view is shielded by secure electric gates - very upmarket!**

In fact, there are only 12 properties on this exclusive development and you will even be given a choice of kitchen and bathroom within a given budget. The house offers a generous 2672 sq ft of accommodation and you can even customise the internal layout to suit your individual needs, which is something that very few other brand-new properties are able to offer.

The contractors, Gratton Oakes are an award winning local Company with a reputation for building high quality luxury homes and this property will no doubt continue in the same vein.

It has under floor heating downstairs, uPVC double glazing and this, combined with the insulated walls, ceilings and floors have provided a predicted energy assessment of band B, meaning that it is unlikely to cost you a fortune to run!!

Then there is the location.....

Set on the outskirts of Whitchurch (just under a mile from the town centre), the property backs onto fields and the nearby open countryside is testament to the virtues of semi-rural living as you can walk to the shops from here, yet still escape the hustle and bustle of town life. Dog walkers will appreciate easy routes to the canal network, the nearby Whitchurch Waterway Country Park and Jubilee Park.

For those travelling by car, there is swift access onto the bypass, for travel throughout a wide geographical area, including Shropshire towns and villages, into Cheshire and North Wales. Commuters are also likely to appreciate that Whitchurch also has a railway station.

That aside, let's make no bones about it, this is a big house, including 5 bedrooms (2 of which are en-suite), the master bedroom having a dressing area and there is also a family bathroom upstairs. Downstairs, in addition to the study and sitting room, it is likely that most people will spend a great deal of time in the open-plan kitchen/family/dining room.

Outside, there is an integral double garage, plus parking in the gravel driveway.

**An inspection is most strongly recommended - we doubt you will be disappointed!**



**GROUND FLOOR**

**Storm Porch**

**Spacious Entrance Hall**

**Cloakroom/WC**

**Sitting Room**

**Study**

**Open Plan Kitchen/Family/Dining Room**

**Utility Room**

**FIRST FLOOR**

**Landing**

**Master Bedroom with En-Suite Shower Room & Dressing Area**

**Bedroom 2 With En-Suite Shower Room**

**Bedroom 3**

**Bedroom 4**

**Bedroom 5**

**Family Bathroom**

**OUTSIDE**

**Integral Double Garage**

**Easily Managed Gardens To Front And Rear**

**Services**

Mains water, gas, electricity and drainage.

**Central Heating**

Gas fired boiler to under floor heating downstairs and radiators upstairs. The boiler also supplies the domestic hot water.

**Service Charge**

There will be a monthly service charge of £5.00 per month for maintenance of the electric gates.

**FEATURES**

*\*A Brand New Luxury Home*

*\*Constructed By An Award Winning Local Contractor*

*\*Exclusive Gated Development of 12 Brand New Houses*

*\*5 Bedrooms (2 En-Suite)*

*\*3 Reception Rooms Including Open Plan Kitchen/Family Room/Diner*

*\*Choice Of Kitchen & Bathroom*

*\*Economic To Run With Grade B Predicted Energy Assessment*

*\*Downstairs Under Floor Heating*

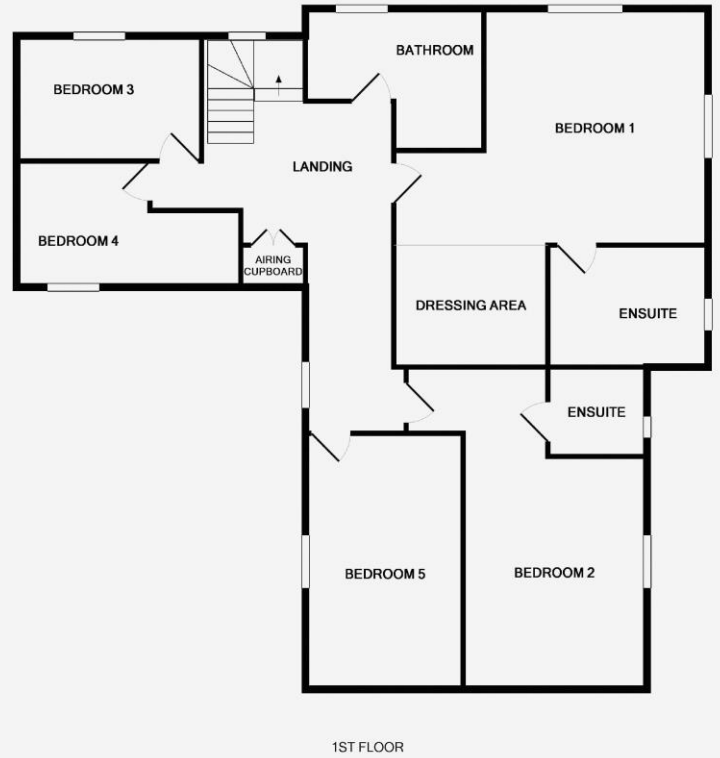
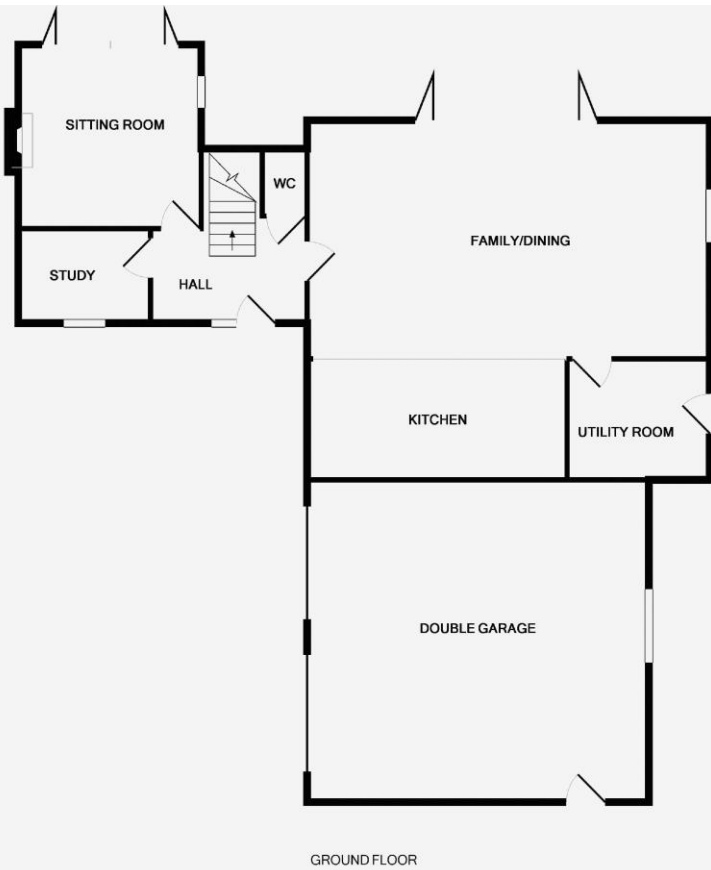
*\*uPVC Double Glazed Windows*

*\*Desirable Semi-Rural Location*

*\*Just Under A Mile From Town Centre*

*\*Convenient For Local Shops, Supermarkets, Schools, Doctors, Dentists*

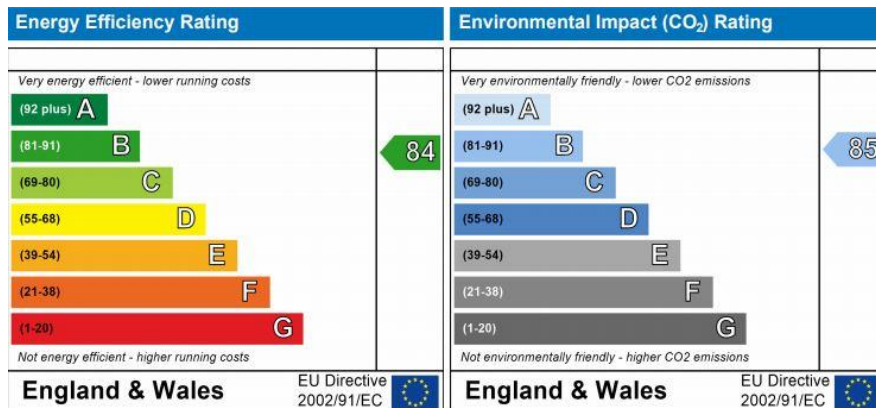
*\*Convenient For Access Onto Bypass & For Railway Station*



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** From High Street Whitchurch, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout turn left and follow the road for a short distance to the large roundabout, taking the first exit left into Chester Road. Continue along this road to the outskirts of the built up area and Oak Tree Way is located on the right-hand side, indicated by an AJ Reid for sale board.

**Viewing:** If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566



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