



Individual Architect Designed Detached House

Accommodation Spread Over 3 Floors

4 Double Bedrooms (2 En-Suite)

Generous Plot Backing Onto Countryside

Open Plan Kitchen/Diner/Family Room

Detached Double Garage

Oakley House, 11a Brooklands
Chester Road, Whitchurch SY13 4QQ

Offers in the Region Of £625,000



This imposing detached house was completed in 2020 for the current owners. The Architect design layout sits on the edge of open countryside with lovely views from the upper floors.

The property is offered with the balance of a 'Build Zone' 10 year structural warranty. The grounds offer potential for further development, subject to the necessary approvals.

Set on the outskirts of Whitchurch, whilst still being in easy reach of the town centre. The nearby city of Chester, Shrewsbury, Wrexham and Wolverhampton are within easy commute.

Whitchurch itself offers 4 supermarkets, a railway station connecting to Crewe and Shrewsbury and an array of shops, pubs, restaurants and cafes. There are lovely local walks including a picturesque canal. The town has a primary and junior school and Sir John Talbot High School. The highly rated Bishop Heber High School in Malpas is also close by.

The house itself is immaculately presented in neutral colours, providing spacious accommodation over 3 floors. Two of the bedrooms have dressing rooms and en-suite facilities. The top floor bedroom has an adjacent shower room and bedroom 4 is next to the family bathroom.

The open plan kitchen/dining/sitting area is the hub of the house, but there is also a large through lounge with a wood burning stove.

With an energy rating of B the house is highly insulated and offers under floor heating to the ground floor. All rooms are individually thermostatically controlled. Radiators to the upper floors.

Opportunities such as this are few and far between these days and an early inspection is therefore thoroughly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch 6' 9" x 3' 4" (2.06m x 1.02m)
Quarry tiled floor.

Reception Hall 15' 7" x 8' 9" (4.75m x 2.66m)
Italian porcelain tiled floor, recessed ceiling spotlights and staircase to first floor with built-in storage cupboard below. Room thermostat.

Cloakroom 8' 8" x 3' 0" (2.64m x 0.91m)
Wash hand basin inset in vanity unit with cupboards below and close coupled WC. Recessed ceiling spotlights, extractor fan and Italian porcelain tiled floor.

Through Lounge 23' 0" x 12' 9" (7.01m x 3.88m)
Fireplace housing Clearview multi-fuel stove on quarry tiled hearth, 4 wall lights, solid oak Versailles timber floor panels and single french door to rear garden.

Open Plan Kitchen/Diner/Family Room comprising: -

Family Room/Dining Area 27' 2" x 11' 10" (8.27m x 3.60m)
Recessed ceiling spotlights, Italian porcelain tiled floor, french double doors to rear garden with sloping ceiling above with 3 double glazed Velux roof skylight windows. Room thermostat.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Kitchen Area 17' 3" x 10' 3" (5.25m x 3.12m)

Stunning double aspect area with bespoke handmade Shaker cabinets by 'CUSTOM HOUSE INTERIORS' of North Wales. Inset 1 1/2 stainless steel sink in quartz worktops with cupboards and integral dishwasher below and incorporating Siemens 5 ring gas hob having quartz splashback with Neff extractor with built-in lights above, Neff hide and slide electric oven and grill, matching range of base units plus large quartz island unit, built-in microwave and dishwasher, American style fridge/freezer, recessed spotlights in separate zones, room thermostat and Italian porcelain tiled floor.

Utility Room 13' 0" x 8' 8" (3.96m x 2.64m)

Stainless steel sink and drainer inset in working surfaces with cupboards and plumbing for washing machine below, Worcester wall mounted gas central heating boiler, built-in storage cupboards and cupboard having pressurised hot water cylinder. Italian porcelain tiled floor, extractor fan and recessed ceiling spotlights.

FIRST FLOOR

Galleried Landing 17' 10" x 8' 10" (5.43m x 2.69m)

Recessed ceiling spotlights and radiator.

Master Bedroom 14' 4" x 11' 9" (4.37m x 3.58m)

Radiator and leading to: -

En-Suite Dressing Room 10' 6" x 9' 5" max (3.20m x 2.87m max) narrowing to 7' 1" (2.16m) Double door built-in wardrobe, recessed ceiling spotlights and radiator.

En-Suite Shower Room 9' 5" x 6' 6" (2.87m x 1.98m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with drawers below and close coupled WC. Ceramic tiled floor, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

Bedroom 2 14' 10" x 12' 9" (4.52m x 3.88m)

Twin double-door built-in wardrobes and radiator. Leads to: -

En-Suite Dressing Room 2 7' 6" x 6' 5" (2.28m x 1.95m)

Double-door airing cupboard with radiator, recessed ceiling spotlights.

En-Suite Shower Room 2 8' 9" x 6' 5" (2.66m x 1.95m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Ceramic tiled floor, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

Bedroom 4 11' 10" x 8' 4" (3.60m x 2.54m)

Radiator.

Family Bathroom 12' 10" x 5' 7" (3.91m x 1.70m)

Panelled bath, wash hand basin inset in vanity unit with drawers below and close coupled WC. Recessed ceiling spotlights, extractor fan, ceramic tiled floor and heated chrome towel rail.

SECOND FLOOR

Landing 11' 10" x 5' 9" (3.60m x 1.75m)

2 Wall lights, radiator and double glazed Velux roof skylight window.

Bedroom 3 17' 6" max x 14' 3" (5.33m max x 4.34m)

2 Double glazed Velux roof skylight windows, 2 wall light points and 2 radiators.

Shower Room 14' 4" x 12' 0" (4.37m x 3.65m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with drawers below and close coupled WC. ceramic tiled floor, heated chrome towel rail and radiator.

OUTSIDE

Gravel driveway with parking for several vehicles and leading to the **DETACHED DOUBLE GARAGE 18' 7" x 17' 10" (5.66m x 5.43m)** Lights, power, 2 timber double-doors and connecting door to rear garden.

Additional gravel driveway with further parking for vehicles, caravan, motorhome or boat.

Neatly tended lawned gardens to the front, side and rear of the property, wide block paved patio, log store, outside light and tap.

Services

Mains water, gas and electricity. Private drainage treatment plant.

Central Heating

Worcester gas fired boiler supplying radiators, underfloor heating and hot water.

Tenure

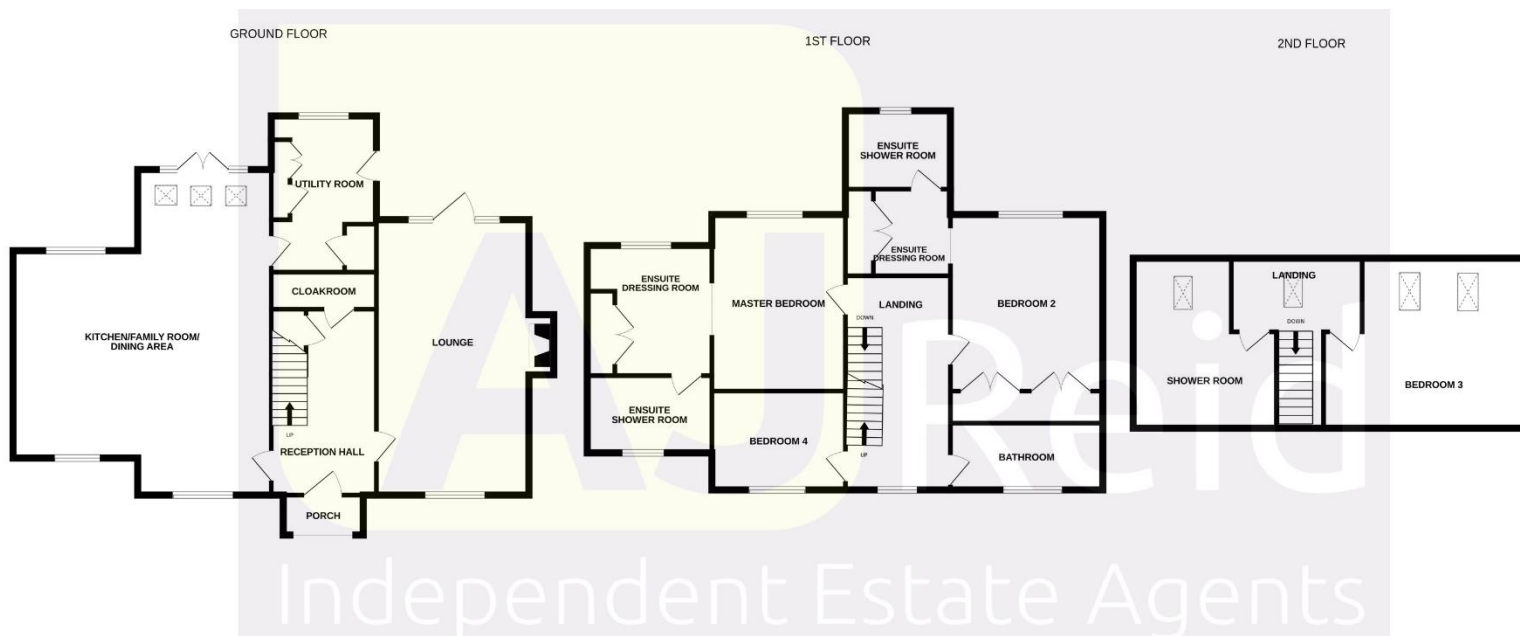
Freehold.

Council Tax

Shropshire Council – tax band F.

Agents Note

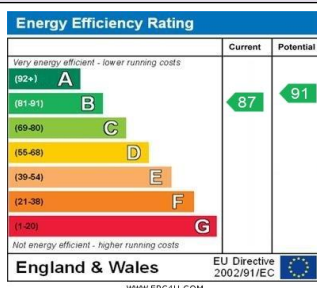
Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Directions: From High Street Whitchurch, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout keep left and immediately left again at the second roundabout into Chester Road. Follow the road and proceed down the hill. The property is the last but one house on the left hand-side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

