



Spacious Detached Bungalow Backing Onto Field

Impressive Open Plan Kitchen/Diner/Family Room

Double Garage & Ample Parking

3 Double Bedrooms (1 En-Suite)

Immaculately Presented Throughout

Exclusive Gated Development

7 Oak Tree Way
Whitchurch SY13 1RZ

Offers in the Region Of £499,000



Looking for a property in an up-market location? Well, your luck is in....

This prestigious gated development is located off (the highly desirable) Chester Road and the bungalow provides spacious accommodation throughout.

An internal inspection is strongly recommended as it is immaculately presented and it has the great advantage of backing onto open countryside, whilst also not being overlooked from the front.

There are 3 double bedrooms, one having an en-suite shower room, a comfortable lounge with log burning stove and a fabulous open plan kitchen/diner/family room with a conservatory at the rear. The gardens have been landscaped for ease of maintenance and the bungalow should be economical to run with its 'B' rated energy performance certificate.

Outside, there is a double garage in addition to parking for at least 3 cars on the driveway.

Then there is the location..... Set on the outskirts of Whitchurch (just under a mile from the town centre), the property backs onto a field 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.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold.

Council Tax

Shropshire Council - tax band E.

Central Heating

Ideal gas fired boiler providing under floor heating, one radiator and hot water.

Maintenance Charge

New owners may be nominated as Directors of the management committee for maintenance of common areas and setting of charges. The current monthly charge for 2024/25 is currently £40.00.

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.



Oak Framed Entrance Porch

Canopied porch with 2 coach lights.

L-Shaped Entrance Hall 27' 7" x 3' 2" (8.40m x 0.96m) and 11' 1" x 4' 6" (3.38m x 1.37m)

Loft access hatch, built-in airing cupboard with slatted linen shelves.

Lounge 16' 1" x 15' 4" (4.90m x 4.67m)

Fireplace incorporating log burning stove on paved hearth, 2 wall light points and double glazed patio doors to rear garden.

Open Plan Kitchen/Diner/Family Room comprising: -

Kitchen Area 15' 8" x 14' 8" (4.77m x 4.47m)

Stainless steel sink inset in quartz worktops with drawers and cupboards below and incorporating 4 ring electric ceramic hob having quartz splashback and illuminated extractor hood above, split level cooker comprising electric double oven and grill, wall cupboards and matching quartz topped island unit incorporating breakfast bar, recessed ceiling spotlights and leading to: -

Dining/Family Area 15' 9" x 10' 3" (4.80m x 3.12m)

Double glazed sliding doors lead to: -

Conservatory 10' 0" x 7' 2" (3.05m x 2.18m)

Ceramic tiled floor and radiator.

Utility Room 11' 1" x 5' 5" (3.38m x 1.65m)

Stainless steel sink and drainer inset in full length worktop with cupboards and plumbing for washing machine below, full height broom cupboard and wall cupboard housing the Ideal gas central heating boiler, ceramic tiled floor and connecting door from garage.

Master Bedroom 15' 4" x 14' 6" min (4.67m x 4.42m min)

Range of fitted wardrobes.

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

Spacious shower cubicle with mains mixer shower unit, pedestal wash hand basin and close coupled WC. Part tiled walls, ceramic tiled floor, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

Bedroom 2 12' 2" x 11' 1" (3.71m x 3.38m)

Bedroom 3 11' 3" x 11' 1" (3.43m x 3.38m)

Family Bathroom 9' 9" x 6' 6" (2.97m x 1.98m)

Free-standing panelled bath, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Extractor fan, recessed ceiling spotlights, part tiled walls, ceramic tiled floor and heated chrome towel rail.

OUTSIDE

Gravel driveway having parking for several cars and leading to the **DOUBLE GARAGE** 17' 8" x 17' 8" (5.38m x 5.38m) Plastered and painted walls, PVC tiled floor, underfloor heating, connecting doors from rear garden and utility room, electric roller door, lights, power and access to loft.

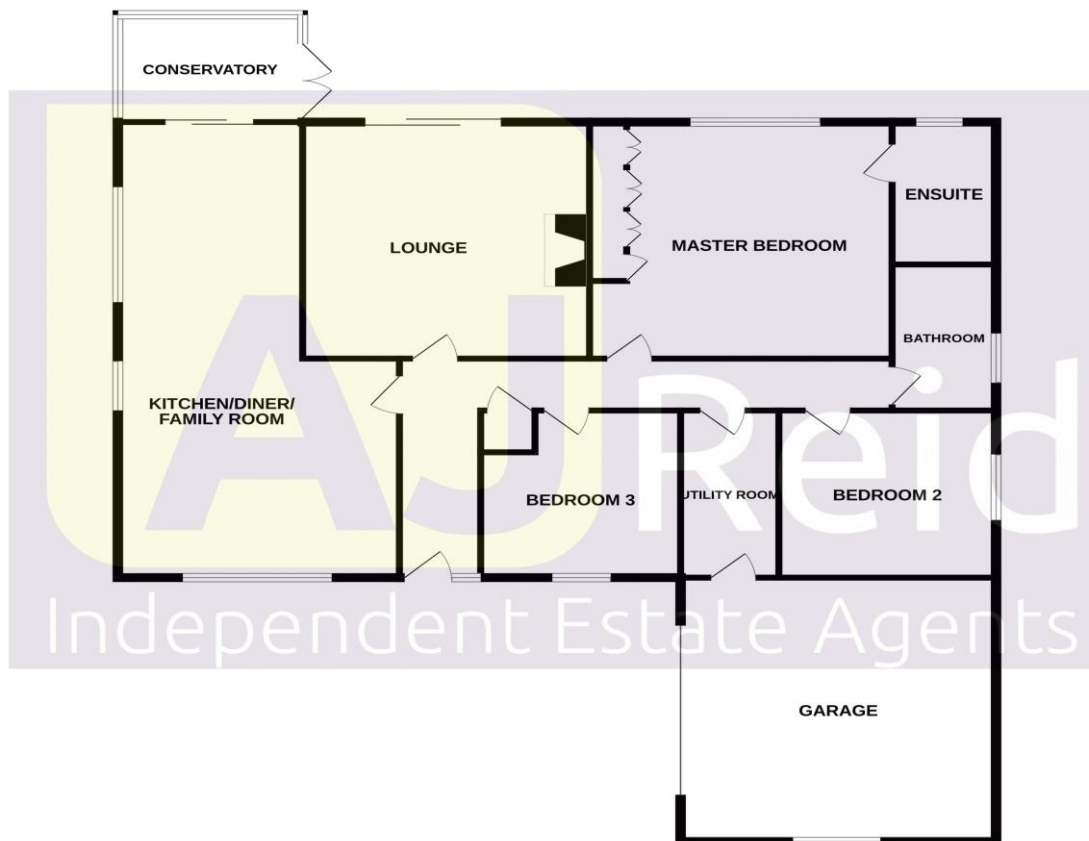
Easily managed gravel front garden with external power socket and outside tap.

Easily managed gravel rear garden backing onto field with far reaching views. Timber garden shed and paved paths to both sides of the bungalow with external power sockets and 5 wall lights.

Agents Note

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

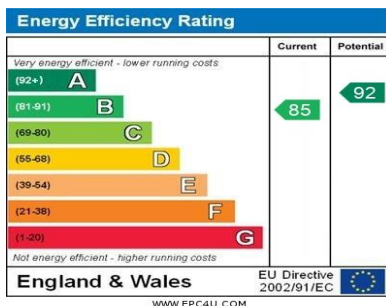
GROUND FLOOR



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.
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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.

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.



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