



Extended Modern Detached House

5 Bedrooms & Dressing Room

Backs Onto Fields With Far Reaching Views

Downstairs En-Suite Annexe Bedroom

Very Spacious Accommodation

Popular Village Location

Mereton House

Horsemans Green, Nr Whitchurch SY13 3DY

Offers in the Region Of £575,000



"Escape to the Country" - not just a TV programme, but in this case, a real opportunity to escape the rat race! Let yourselves go and feel at one with nature.....

In reality, it is true to say that not all of your troubles will be lifted, but the pleasures that most experience living in such rural communities far outweigh the hum drum and urban drudge often associated with the city/town.

An internal inspection is recommended, and the accommodation is very spacious (notably the large kitchen/diner, which serves as the hub of the house), suggesting appeal to families, especially those with a dependent relative due to the annexe sun lounge and with its downstairs bedroom and en-suite wet room. Or offers itself as a potential Airbnb to generate income.

It is hard to imagine who wouldn't want to live here! This property has the great advantage of backing onto fields with fabulous views over open countryside. Despite the postal address, it is actually located just inside the Welsh border, in the community of Hanmer (about 2 miles away), close to the border with Shropshire and Cheshire.

Excellent road links provide swift travel by car to nearby Whitchurch (about 6 miles) and Wrexham (about 9 miles). The area is served by a strong selection of nearby schooling including Bishop Heber High School, The Maelor School, Penley, Abbey Gate College, Queen's School and King's School, Ellesmere College, Moreton Hall and Packwood Haugh.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 66556

Services

Mains water and electricity. Septic tank drainage.

Heating

Electric radiators as listed (8 solar panels/battery pack to assist with costs).
Downstairs multi fuel 8kw burner.

Council Tax

Wrexham Council - tax band G.

Tenure

Freehold.

Agents Note

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

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.



GROUND FLOOR

Enclosed Entrance Porch 4' 11" x 3' 11" (1.50m x 1.19m)

Spacious Entrance Hall 22' 10" x 4' 11" (6.95m x 1.50m) *narrowing to 3' 2" (0.96m)*

Staircase to first floor with built-in storage cupboard below, engineered oak flooring, radiator and double-door built-in cloaks cupboard.

Lounge 20' 5" x 11' 10" (6.22m x 3.60m)

4 wall light points, 2 radiators, french double doors leading to rear garden and french doors leading to: -

Conservatory 13' 0" x 10' 6" (3.96m x 3.20m)

French doors leading to rear garden,

Sitting Room/Snug 13' 10" x 13' 7" (4.21m x 4.14m)

Fireplace incorporating log burning stove on slate hearth, 2 illuminated display alcoves, deep corniced ceiling, moulded plaster ceiling light rose and multi-paned glazed double doors leading to: -

Kitchen/Diner 21' 2" x 13' 7" (6.45m x 4.14m)

Sink and drainer inset in working surfaces with drawers, cupboards and plumbing for dishwasher below, further base units, wall cupboards and matching dresser unit, LEISURE free-standing electric range style cooker having electric ovens and grill below, splashback and illuminated extractor hood above, ceramic tiled floor, part tiled walls and radiator.

Utility Room 5' 4" x 5' 8" (1.62m x 1.72m)

Cloakroom 4' 6" x 2' 10" (1.37m x 0.86m)

Annexe Sun Lounge 8' 1" x 8' 1" (2.46m x 2.46m)

Wall light point and ceramic tiled floor.

Annexe Bedroom 14' 7" x 13' 8" (4.44m x 4.16m)

Radiator.

En-Suite Wet Room 5' 8" x 5' 1" (1.73m x 1.55m)

Electric shower unit, pedestal wash hand basin and close coupled WC. Tiled floor and walls. Extractor fan.



FIRST FLOOR

Spacious Landing 14' 4" x 6' 4" (4.37m x 1.93m) *and 10' 4" x 2' 9" (3.15m x 0.84m)*

Radiator and airing cupboard with insulated hot water cylinder.

Bedroom 1 12' 6" x 12' 6" *max (3.81m max x 3.81m) narrowing to 10' 8" (3.25m)*

Radiator and double-door built-in wardrobe.

Dressing Room 8' 8" x 7' 1" (2.64m x 2.16m)

Radiator.

Bedroom 2 12' 11" x 11' 8" (3.93m x 3.55m)

Radiator and range of fitted wardrobes.

Bedroom 3 11' 10" x 10' 9" (3.60m x 3.27m)

Radiator.

Bedroom 4 11' 0" x 10' 7" (3.35m x 3.22m)

Mirror double-door sliding wardrobe.

Bedroom 5 9' 11" x 8' 8" (3.02m x 2.64m)

Family Bathroom 10' 9" x 5' 11" (3.27m x 1.80m)

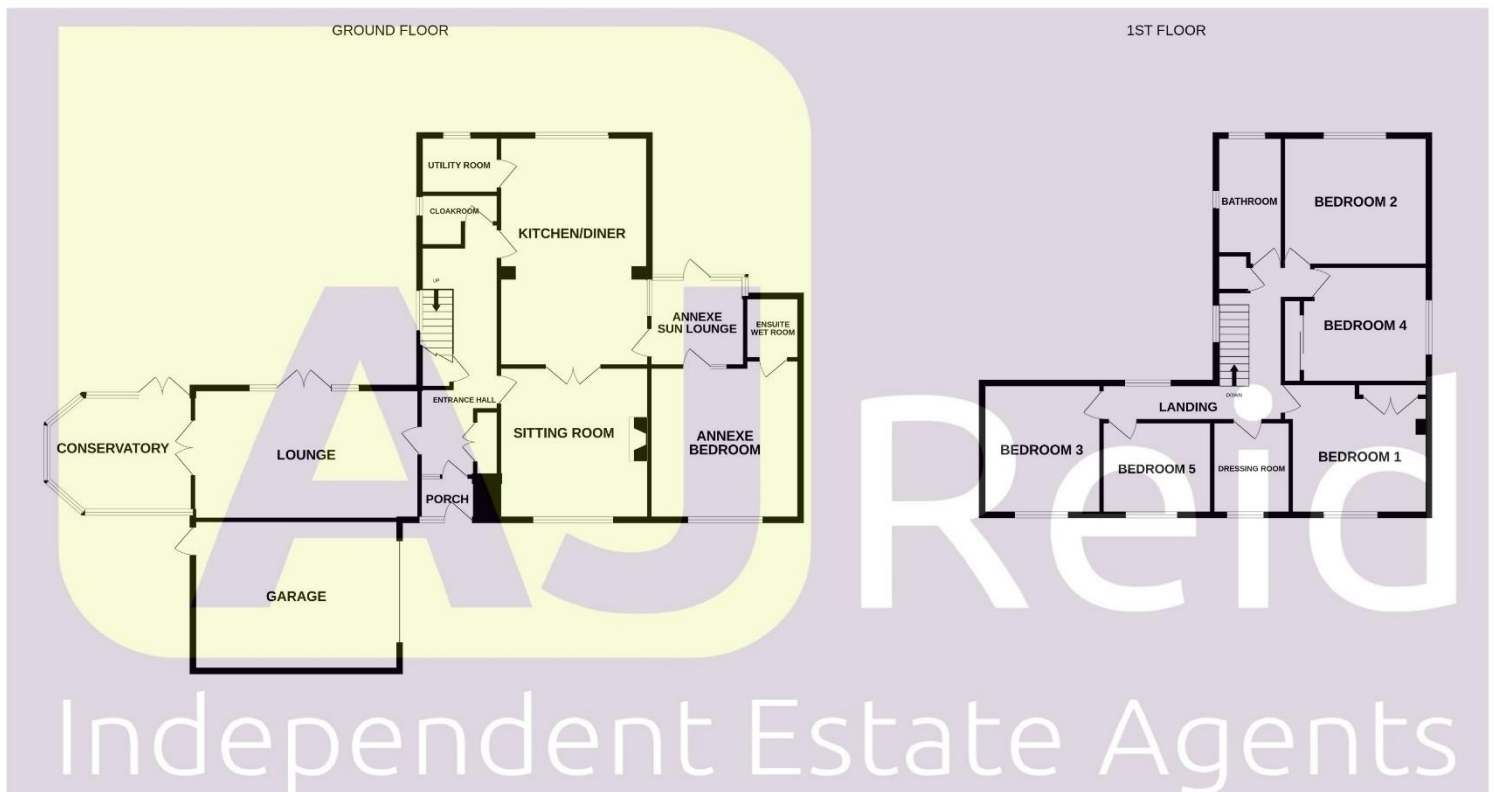
Oval shaped bath in tiled surround and having mixer tap and shower attachment. Pedestal wash hand basin, close coupled WC and corner shower cubicle with mains mixer shower unit. Fully tiled walls and ceramic tiled floor, extractor fan, radiator and heated chrome towel rail.

OUTSIDE

Tarmac driveway leads to the GARAGE.

Additional parking to the front of the house.

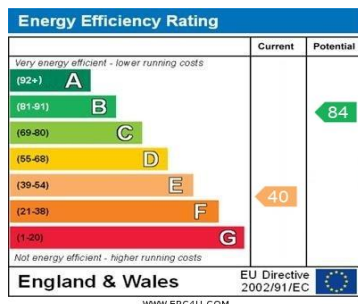
Good sized lawned side garden, screened from the road by a mature conifer hedge and commanding views over fields. Timber stable/shed and well stocked borders. Large paved patio, sweeping round to the rear of the house with well stocked flower and shrub beds. Perfect for outdoor entertainment. Log store and raised timber deck to the rear of the annexe area which can provide separate private outdoor space if required. Side gate provides outdoor access to annexe.



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 Whitchurch bypass, follow A525, signposted for Wrexham. Follow the road for approximately 5 miles and then turn left, signposted for Horseman's Green. Follow the road and on entering the village proceed past the red post box (on the left) and Mereton House is located after a short distance 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.



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.

