



1 Oak Tree Way, Whitchurch, SY13 1RZ

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Freehold £475,000



Positioned in a gated development of thirteen homes, this contemporary five-bedroom property delivers over 2,000 square feet of well-designed space, featuring a spacious hallway, open-plan kitchen/dining/family room with bi-fold doors, a lounge with log burner, home office, utility, cloakroom, integral garage, five bedrooms including a master ensuite, two additional bathrooms, and a wrap-around garden with patios, lawn and ample parking.

- Substantial Detached House
- Exclusive gated development
- Spacious Lounge, Modern open-plan Kitchen/Dining/Family Room with bifolds
- Five Bedrooms
- Master Bedroom With An Ensuite
- Two Well Appointed Family Bathrooms
- Off Road Parking, Integral Garage and Wrap Around Garden
- EPC B, Council Tax Band F



Oak Tree Way sits within an exclusive gated development of just thirteen homes. This modern five-bedroom property offers over 2,000 square feet of well-designed accommodation, combining contemporary style with a highly desirable, walkable location on the edge of town. A generous hallway creates an immediate sense of space and leads into the impressive open-plan kitchen, dining and family room. This superb living area features bi-fold doors opening directly onto the garden, creating a seamless indoor-outdoor feel. The separate lounge is equally inviting, with a log burner and French doors. A large home office, utility room, cloakroom and integral garage complete the ground floor, ensuring excellent practicality for modern living. Upstairs, there are





five bedrooms. The master bedroom includes built-in wardrobes and an ensuite, while two further contemporary family bathrooms serve the remaining rooms. Outside, the wrap-around garden enjoys two patio areas, a good-sized lawn and raised sleeper borders. To the front, a large gravel driveway and single garage provide ample parking for several vehicles.



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LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

Take the Chester Road out of Whitchurch, continue on and the entrance to Oak Tree Way can be found on the right, continue on into Oak Tree Way and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

Council Tax Band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

Please note these photos were taken before the property was rented out.

LOUNGE

22' 3" x 12' 8" (6.78m x 3.86m)

KITCHEN/DINER/FAMILY ROOM

23' 0" x 19' 0" (7.01m x 5.79m) max

STUDY

8' 1" x 7' 6" (2.46m x 2.29m)

MASTER BEDROOM

13' 6" x 11' 5" (4.11m x 3.48m)

BEDROOM TWO

13' 5" x 10' 9" (4.09m x 3.28m)

BEDROOM THREE

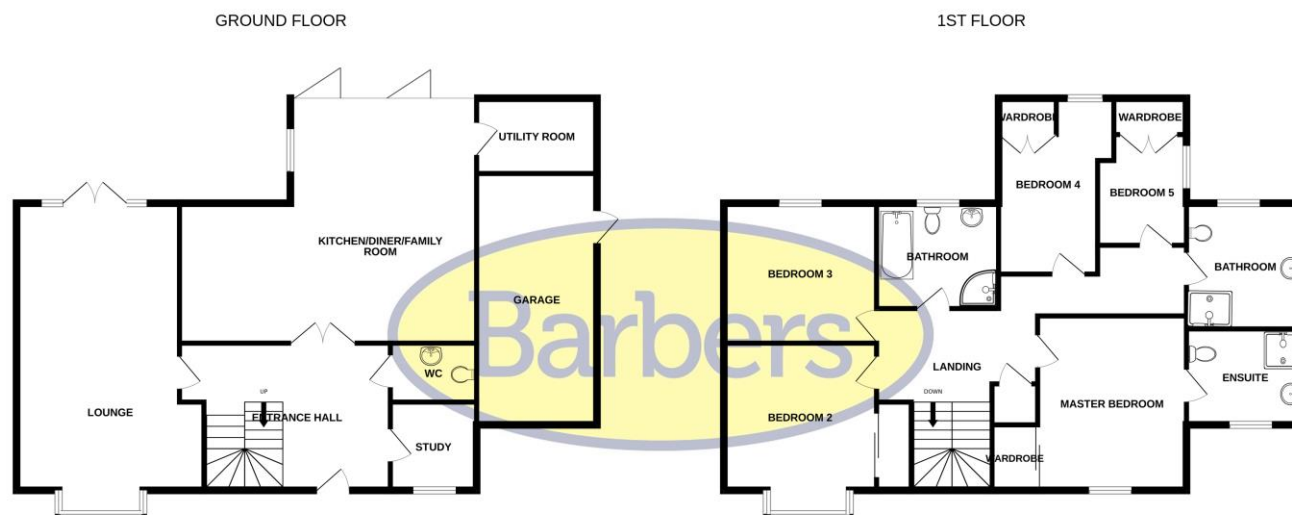
10' 4" x 9' 9" (3.15m x 2.97m)

BEDROOM FOUR

13' 1" x 11' 1" (3.99m x 3.38m)(MAX)

BEDROOM FIVE

9' 3" x 6' 3" (2.82m x 1.91m)(MAX)



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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