



OAKWOOD, BUCCLEUCH ROAD, HAWICK, TD9 0EH
FIVE BEDROOM HOUSE WITH GARDENS AND GARAGE



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Set in grounds of around an acre, Oakwood is an impressive and imposing detached five bedroom dwelling house located on the outskirts of town overlooking the bowling green and a stone's throw from Wilton Lodge Park. Recently renovated throughout to an exacting standard whilst retaining many traditional features, the property is offered for sale in turn key condition with three spacious public rooms in addition to the well appointed dining kitchen. Externally is a large drive with parking for several vehicles and a double garage. There is a side garden laid mainly to lawn with a pleasant patio and the rear garden is mainly tiered with a variety of mature trees and shrubs.

The front door leads through a vestibule into the grand hallway with timber effect flooring and a turning stair to the first floor and a striking stained glass window and ornate corncicing. The lounge is a bright and spacious room with curved bay window to the front, fresh neutral decor and an inset gas fire. The dining room is also situated to the front with timber flooring and a wall mounted electric fire and feature blue decor. Also located on the ground floor is a fifth bedroom which could be used as an office and a three piece shower room with a shower run off the mains. The dining

kitchen has been recently fitted with a range of cream floor and wall mounted units with island for casual dining. There is space for a range style cooker with extractor above and an integrated fridge freezer and dishwasher. Accessed off the kitchen is a handy utility area with single bowl sink and space and plumbing for a washing machine and additional white goods. The living room, which is situated to the side of the house, could be used for a variety of purposes such as playroom or family room and benefits from patio doors out to the side garden.

Located on the first floor of the property are the four double bedrooms and family bathroom. Two of the bedrooms have en suite shower rooms with the master bedroom also benefitting from a walk in dressing room which is a useful facility. The other two double bedrooms are both generously sized, well presented and one has a built in cupboard for storage. The family bathroom comprises of a four piece white suite of wash hand basin, WC, shower enclosure and freestanding bath and has a range of vanity furniture for storage.

Externally to the property, there are generous garden grounds extending to around an acre. There is a side lawn and patio and the rear garden is tiered offering lovely open outlooks and has a variety of paths and mature plants and bushes. In addition to the driveway is a double garage.

Oakwood is situated a short walk to the centre of Hawick and the Wilton Lodge Park. Hawick is wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.



ROOM SIZES:

GROUND FLOOR

Lounge 4.19 x 5.71

Dining Room 4.07 x 3.70

Living Room 6.13 x 3.55

Dining Kitchen 3.80 x 4.46

Office/Bedroom 2.59 x 3.79

Shower Room 3.91 x 1.24

FIRST FLOOR

Bathroom 2.95 x 1.95

Master Bedroom 4.10 x 3.82

Master En Suite 1.45 x 2.58

Bedroom 2 2.69 x 3.71

Bedroom 2 En Suite 1.32 x 2.18

Bedroom 3 3.76 x 2.95

Bedroom 4 3.72 x 4.29

EPC: D COUNCIL TAX BAND: F

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings.

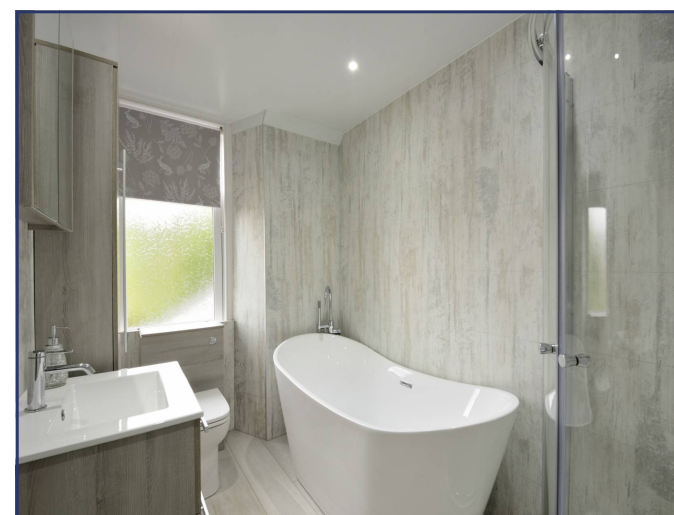
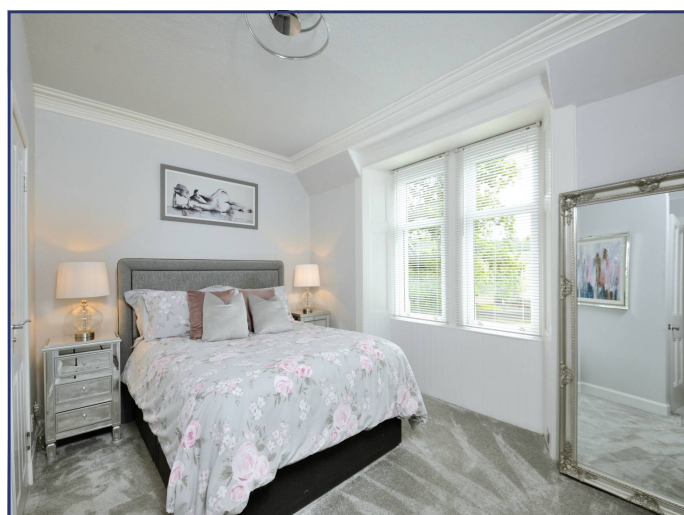
SERVICES: Mains water, drains, gas and electricity. Double glazing. Gas central heating.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk www.onthemarket.com and www.propertywindow.com.



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

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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