

**FOR SALE**

Price Guide £675,000

## Plot 6 Ellis Meadows, Selattyn, Nr Oswestry, SY10 7FE

A newly constructed, traditionally styled, 4 bedroom detached country house, constructed by a highly reputable local developer, situated in an elevated position affording panoramic and truly breath-taking views over the celebrated Shropshire countryside, in a select location on the outskirts of the popular village of Selattyn.





Oswestry (3.5 miles), Wrexham (12 miles) Shrewsbury (22 miles) and Chester (24 miles)  
(All distances approximate)



- Select village development
- Traditionally styled houses
- High quality finish
- Super elevated views
- Edge of village location
- NHBC warranty

## DESCRIPTION

Halls are delighted with instructions to offer Plot 6, Ellis Meadows, in Selattyn for sale by private treaty.

Ellis Meadows is a unique development of traditionally styled country houses, constructed by a highly reputable local developer, situated in an elevated position affording panoramic and truly breath-taking views over the celebrated Shropshire countryside, in a select location on the outskirts of the popular village of Selattyn.

Plot 6 is a substantial architect designed four bedroom detached family house with an extensive tarmac drive, double garage and store together with good sized gardens enjoying uninterrupted views over surrounding countryside, positioned at the rear of this small and select development within a short walk from the village centre.

The internal accommodation, which extends to around 2100 sqft, and has been designed to provide a sociable and family friendly layout, provides, on the ground floor, a super open plan Kitchen/Dining Room with a separate Utility Room, Lounge, Sun Room and downstairs Cloakroom together with four first floor Bedrooms (Master Bedroom with En Suite Shower Room and Bedroom Two with En Suite also) and a family Bathroom. The property will benefit from an Air Source central heating system (with underfloor heating to the ground floor and conventional radiators to the first floor), double glazed windows and doors throughout and will include an NHBC warranty.

Outside, the property will be complimented by an extensive tarmac drive to the front providing ample parking and maneuvering space and leading to a double garage with room above (measuring approximately 650 sq ft in all), with possibility for use as a home office.

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to ones own individual tastes and preferences, leading on to an orchard area. The gardens enjoy breathtaking views over surrounding countryside.

The sale of Plot 6 Ellis Meadows does, therefore, provide a rare opportunity for purchasers to acquire a substantial and attractively styled newly constructed detached family house with super views to the rear in this particularly select edge of village development.

## N.B.

Plot 6 is the final plot to be completed, with all other units on the development now occupied. The property is available for viewing immediately and there is a possibility of a purchaser having an input in to the 'finish', following a prompt reservation.

## SITUATION

Plot 6, Ellis Meadows, is situated to the rear of this select development on the edge of Selattyn enjoying elevated countryside views and within a short walk to the centre of this popular village. Located on the border of England and Wales set amongst rolling countryside close to Offa's Dyke as well as a number of countryside walks, the village provides useful local amenities including a Public House, Parish Church and Primary School whilst now benefitting from full Fibre broadband. The nearby town of Oswestry (3.5 miles) is easily accessible and offers a comprehensive range of amenities of all kinds. Those wishing to commute, the A5 trunk road (2 miles away) gives easy access to Telford, Shrewsbury and the Midlands and Wrexham, Chester, Manchester and Liverpool to the North West. Gobowen railway station is around 2.5 miles away and gives access to mainline routes for commuters.

## DIRECTIONS

From the centre of Selattyn with the "The Docks" Public House on your left hand side, proceed for approximately 250 yards and Ellis Meadows will be situated on your left hand side identified by a Halls for sale board.



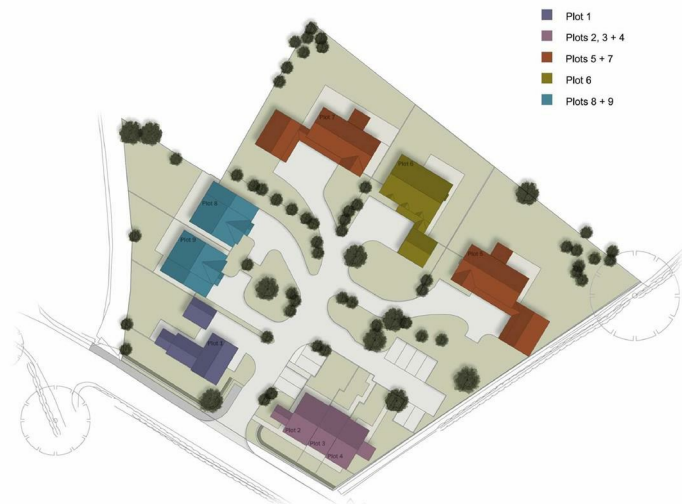
3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



## SPECIFICATION

The property will be completed to a high specification, specifically including:

- Air source central heating (with underfloor heating to the ground floor and conventional radiators to the first floor).
- High quality kitchen units with granite worktops.
- Appliances including integrated dishwasher and fridge freezer.
- Floor coverings including (choice of tiling or wood flooring Kitchen, Utility Room, Bathrooms etc and carpets throughout).
- Quality sanitary ware to the Bath/Shower Rooms (choice of tiling and shower boards).
- Bathrooms with fitted furniture
- USB double sockets (Kitchen, Living Room, Study and one per bedroom).
- Electric Garage doors

## GROUND FLOOR

Reception Hall  
Lounge 8.3m x 3.9m  
Kitchen/Dining Room 7.4m x 3.6m  
Utility Room 2.31m x 1.82m  
Sun Room 3.88m x 3m  
Downstairs Cloakroom

## FIRST FLOOR

Galleried Landing  
Bedroom One 5.71m x 3.89m  
En Suite Shower Room 2.84m x 2.59m  
Bedroom Two 4.81m x 3.91m  
En Suite Shower Room 2.59m x 1.49m  
Bedroom Three 3.91m x 3.49m  
Bedroom Four 3.39m x 2.31m  
Family Bathroom 2.84m x 2.59m

Please note: The measurements above have been taken from Architects plans and should be treated as approximate.

## OUTSIDE

Outside, the property will be complimented by an extensive tarmacadam drive to the front providing ample parking and manoeuvring space and leading to a:

## DOUBLE GARAGE/STORE ROOM

18'0" x 18'0" approx (5.5m x 5.5m approx)

With electrically operated door, pedestrian door, windows to front elevation and first floor STORE ROOM with window to front elevation, providing immense potential for use as home office space etc.

## GARDENS

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to ones own individual tastes and preferences, leading to an orchard area. The gardens enjoy elevated views over surrounding countryside.

## RESERVATION PROCESS

A non-refundable deposit of £2000 (to be held by Denis R Jones Ltd) will be required on agreement of an offer to reserve the property, at which point the Vendors solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 8 weeks of the issue of a draft contract with a Completion date to be confirmed. However, should the Purchasers not proceed to an exchange of contracts within the required timescale, the deposit will be retained by Denis R Jones Ltd to cover abortive costs.

## SERVICES

We understand that the property has the benefit of mains water and electricity. We are informed that each property will have an independent private drainage system.

## TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

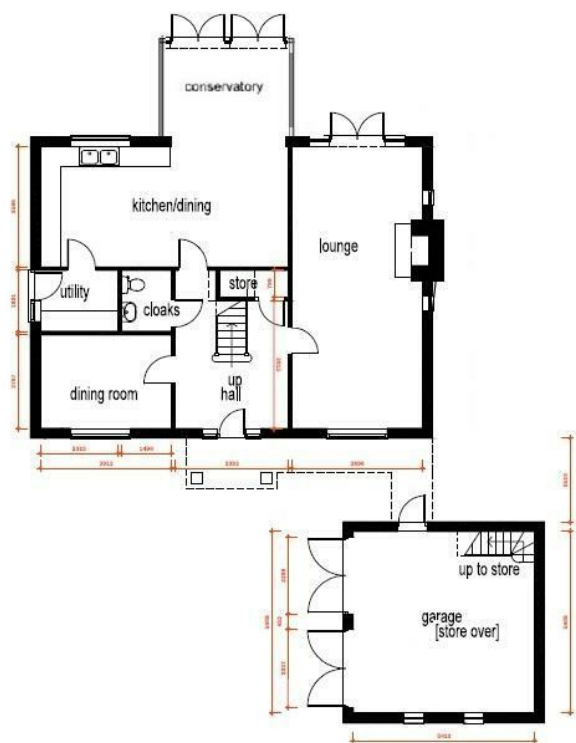
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Council Tax Band TBA.

## VIEWING

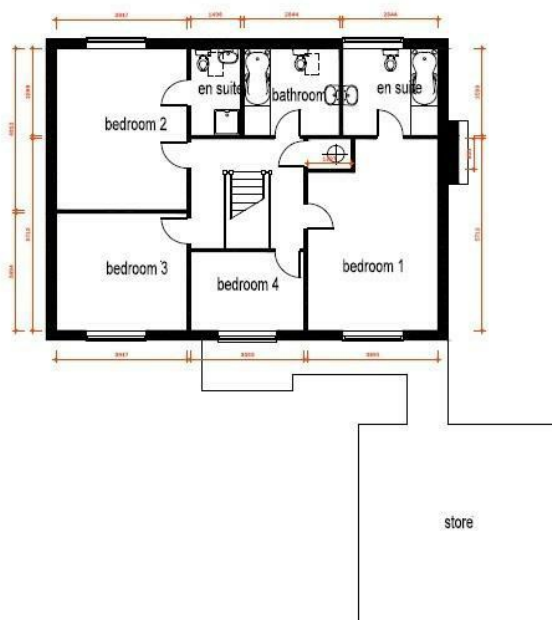
For an 'on site' meeting with the Developer, please contact Halls Ellesmere office to make the necessary arrangements.

# FOR SALE

Plot 6 Ellis Meadows, Selattyn, Nr Oswestry, SY10 7FE



Ground Floor Plan

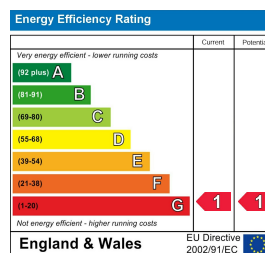


First Floor Plan

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Ratings



01691 622 602

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.