



MEADOWBANK LODGE

DOVASTON | KINNERLEY | OSWESTRY | SY10 8DP





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Oswestry 7.9 miles | Shrewsbury 11.9 miles | Telford 27 miles
(all mileages are approximate)

A HIGHLY DESIRABLE AND MOST APPEALING DETACHED BUNGALOW,
OFFERING PARTICULARLY SPACIOUS AND VERSATILE
ACCOMMODATION, SET WITH GARAGING AND LOVELY WRAPAROUND
GARDENS.

Popular rural location
Well maintained and neatly appointed
Deceptively spacious and flexible accommodation
Driveway parking and garaging
Wraparound established gardens



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed north along the A5 including the Nesscliffe dual carriageway bypass. On reaching the roundabout, turn left signposted Knockin. Carry along this road and then take the first left turning for Kinnerley/Dovaston. Proceed past Dovaston church on the left hand side and after a short distance the property will be found on the right, set back behind an established Beech hedgerow.

What3words: ///fells.printing.wimp

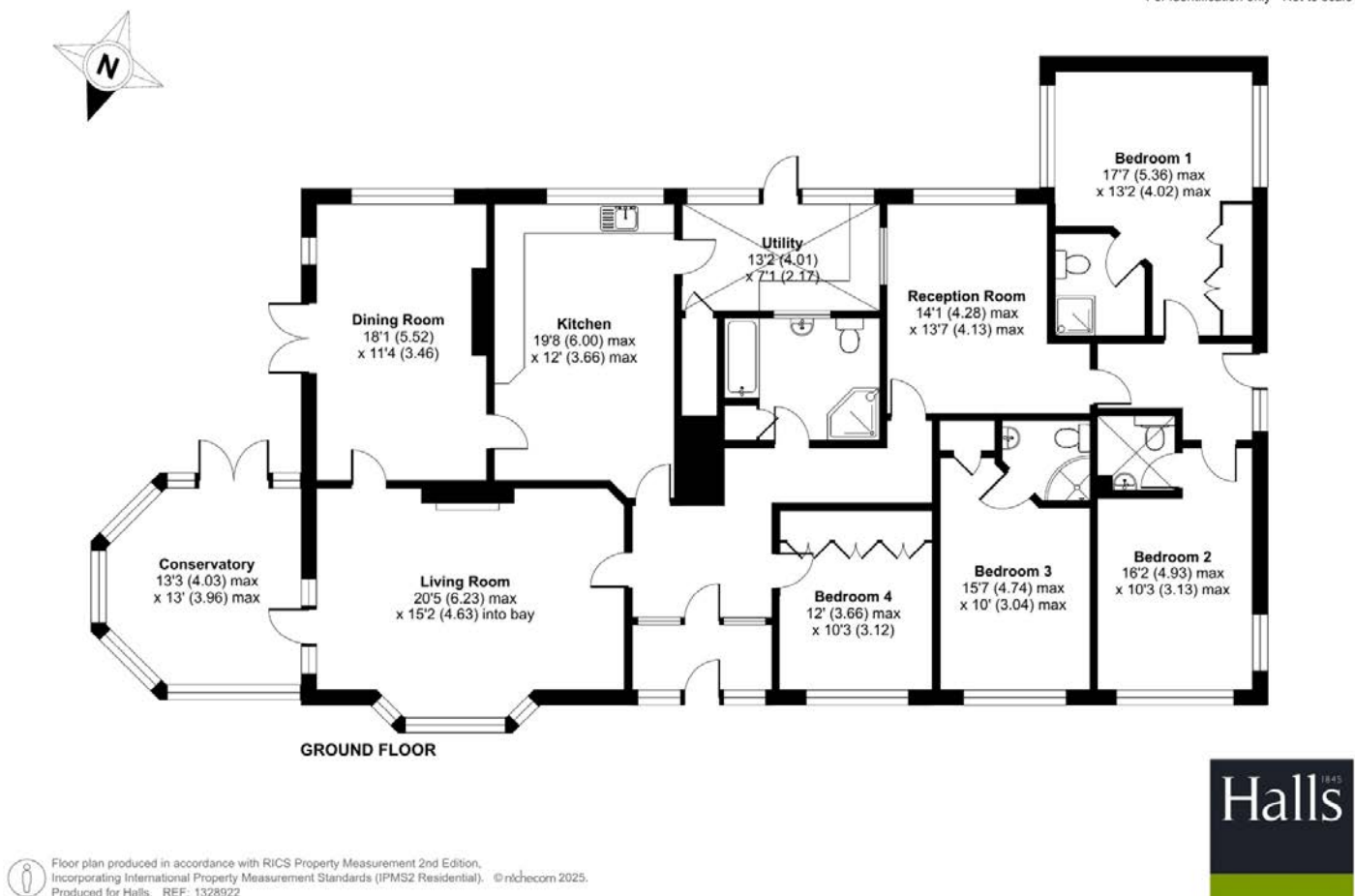
SITUATION

The property occupies an attractive position, set well back from the road, with the benefit of attractive rural aspects. The property is placed on the fringe of this small and desirable hamlet, which is surrounded by unspoilt farmland with local country lanes providing a number of walks or alternatively good riding out for those interested in equestrian pursuits. Located between the towns of Oswestry and Shrewsbury, both offering a comprehensive range of amenities. Locally the village of Kinnerley provides a primary school and shop/post office, whilst Knockin provides a medical centre. Commuters have easy access to the main commercial areas via the A5 and connecting road links to Wrexham and Chester to the north or Telford and the West Midlands conurbation to the south east.

PROPERTY

Meadowbank Lodge is a wonderfully proportioned and particularly spacious detached bungalow, nestled in a beautiful and sought-after rural setting. Surrounded by lovely wraparound gardens and backing onto open farmland, this superb property offers privacy, space, and scenic countryside views.

An entrance porch leads through to a welcoming reception hall, which is an excellent space with quality oak boarded flooring. The property boasts four versatile reception rooms, including a spacious living room with feature fireplace and a formal dining room with



double doors leading out onto a sun terrace and gardens. A cosy snug/sitting room and a light-filled conservatory offer further flexible living areas, ideal for relaxing or entertaining while enjoying the surrounding gardens.

The spacious breakfast kitchen, complete with an electric AGA, a comprehensive range of Neff integrated appliances, and allows additional space for dining.

Positioned off the Kitchen is a very useful utility room containing a number of units and houses the oil fired central heating boiler.

The bungalow boasts four generous double bedrooms, three of which benefit from en-suite shower or wet rooms. The fourth bedroom is served by a well-appointed family bathroom, with separate shower.



OUTSIDE

The property is approached over a sweeping private gravelled driveway which offers an abundance of parking, whilst also giving vehicular access to the detached garaging and pedestrian access to the front and side of the bungalow.

GARAGE

With electric remote controlled up and over entrance door, variety of power and light points. Adjoining the garaging is a useful timber and block potting shed.

THE GARDENS

The bungalow is set beautifully in its plot with established gardens flanking the driveway which incorporate a number of different specimen shrubs and trees, including acers and hydrangeas. Neatly manicured lawns with central sandstone shrubbery beds. The lawns wraparound the bungalow and are flanked by further beautifully stocked shrubbery beds, together with a variety of well positioned flagged sun terrace seating and entertaining areas. Nature pond. Low maintenance slate section with room for potted plants, further seating and with a timber pergola with climbing grapevine. Purchasers may be pleased to note that the rear of the bungalow overlooks open fields.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should be aware that the property is being sold subject to grant of probate. Probate has not yet been applied for.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Oil fired central heating. Drainage is to a septic tank. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



