

# RPRS

## CONTACT

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## FOR SALE

## £600,000

### Substantial Five Bedroom Detached House In Hawarden

#### ADDRESS

**Oak House,  
7 Castle Rise,  
Hawarden,  
Deeside,  
CH5 3QU**

#### SIZE

**239.78 m<sup>2</sup> (2,581 ft<sup>2</sup>)**  
Approx. gross internal floor area

#### KEY FEATURES

- + Detached house
- + Five bedrooms
- + Three bathrooms plus WC
- + Three reception rooms
- + Kitchen diner
- + Utility room
- + Wrap around established gardens
- + Detached double garage
- + Sought after location
- + Good local schooling
- + Nearby greenspace
- + Sold with vacant possession

#### FOR SALE ON BEHALF OF TRUSTEES

#### OVERVIEW

Oak house is an executive detached house measuring over 2,500ft<sup>2</sup> on the sought after road of Castle Rise situated at the edge of the village of Hawarden, CH5. The property is an attractive building, has ample space and excellent dimensions, established gardens, and a sizeable driveway and double garage.

The property comprises a large entrance hall with access to a through snug and lounge with feature fireplace, dining room, WC, kitchen diner and utility. Upstairs there are five double bedrooms (two with ensuite facilities) and a family bathroom. Outside there is a driveway with parking for multiple vehicles, a detached double garage and both front and rear established gardens.

Oak House would benefit from a course of updating (carpets, doors, decoration and one new bathroom) and would suit an occupier looking to add value or put their own stamp on their home.

There is lapsed planning for a two storey rear extension at the property which would further increase the size of the property should it be reinstated.

#### LOCATION

Hawarden is an attractive countryside village community in Flintshire, Wales. It is part of the Deeside conurbation on the Wales-England border and is home to Hawarden Castle. There is excellent countryside on the doorstep, a local golf course and farm shop.

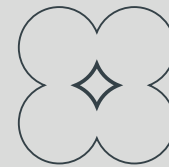
The village is situated overlooking the Cheshire plain and has many local amenities and good primary and secondary schools.

This picturesque village offers an ideal centre from which to explore the local countryside and magnificent mountains, forests and sandy coastline of North Wales whilst being within easy access to major northern metropolitan areas of Manchester and Liverpool.

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## ACCOMMODATION

GF	111.95 m <sup>2</sup>	1,205 ft <sup>2</sup>
1 F	95.00 m <sup>2</sup>	1,022 ft <sup>2</sup>
Garage	32.83 m <sup>2</sup>	353 ft <sup>2</sup>
<b>TOTAL</b>	<b>239.78 m<sup>2</sup></b>	<b>2,580 ft<sup>2</sup></b>

Approx. gross internal floor area

## SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS.

Interested parties should make their own investigations.

## COUNCIL TAX

The property is rated in Council Tax Band D.

## TENURE

Freehold.

## PLANNING

Application ref: 054586  
Application type: Full – Building Works  
Proposal description: Erection of two storey extension to rear of property  
Decision: Approved  
Date approved: 9th February 2016  
Current Status: Lapsed (9th February 2021)

## GUIDE PRICE

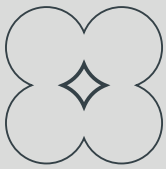
£600,000

## VIEWING

Please contact sole selling agents:

**RPRS**  
**0203 148 7500**  
**property@rprs.co.uk**





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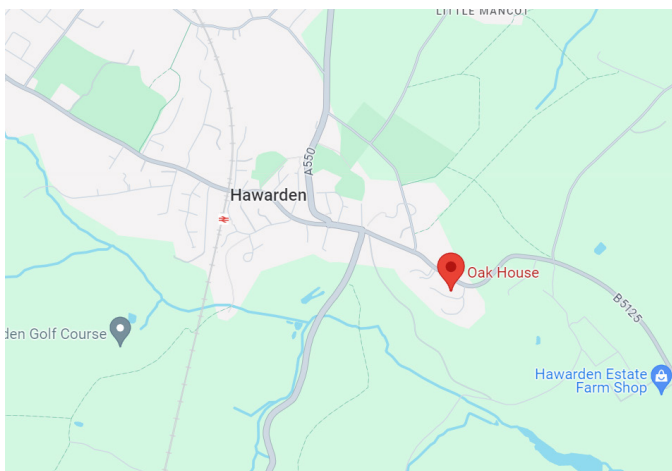
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We warrant that the floor plans are to the best of our knowledge and belief correct. However, we do not warrant that the floor plans are to scale or that they are a true and accurate representation of the property. The floor plans are provided for guidance purposes only and should not be relied upon for any legal or financial purposes. Figures in these particulars may be subject to additional VAT.



### Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

**Date: February 2024**