



The Crown Collection

Proudly presented by Monks



Ivanhoe Morda Road  
Oswestry  
SY11 2AX

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5 bedroom House - Detached property  
Offers in the region of £550,000

For homes with  
that royal touch.





\*\*\* PERIOD 5 BEDROOM HOME WITH SELF CONTAINED ANNEXE \*\*\*

This charming Period home offers great versatility of living and boasting many of its original features and is set in large established gardens.

Ideal for a growing family with, well proportioned rooms throughout and offering scope to put your own mark on it.

Set in this much sought after location on the edge of the popular market Town of Oswestry perfect for commuters with ease of access to the A5/M54 motorway network.

Impressive Reception Hall with Cloakroom, Lounge, Sitting Room, Family Room, Dining Kitchen, Utility, Principal Bedroom with en suite, 4 further double Bedrooms and Bathroom.

Separate self contained purpose built Annexe.

The property has the added benefit of many features including period fireplaces, central heating, large Garage and parking for numerous vehicles and good sized rear garden.

Viewing recommended.

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## DESCRIPTION

### LOCATION

The property occupies an enviable position located a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities.

### RECEPTION HALL

Large covered entrance portico with double opening wooden and glazed doors leading to the spacious Reception Hall with leaded light glass window and feature oak staircase. Original moulded ceiling cornicing, skirting and architrave, wooden block flooring. Radiator. Door to CELLAR.

### CLOAKROOM

Sash window to the side, WC and wash hand basin. Complementary tiled surrounds.

### DRAWING ROOM

having large walk in bay window overlooking the front, beautiful period fireplace with open grate, deep moulded ceiling cornice, picture rail and radiator.

### SITTING ROOM

A charming room naturally well lit by windows to three elevations, deep moulded ceiling cornice, picture rail, radiator. Attractive wooden fire surround housing period cast iron grate.

### LOUNGE

with feature period fireplace, deep moulded ceiling cornice, picture rail, media point, radiator. Wooden floor covering and double opening wooden and glazed doors leading through to

### FAMILY DINING KITCHEN

A great space for those who love to entertain. The Dining Area has great space and light and features a raised ceiling with 2 velux roof lights, long with large windows and double opening French doors leading on the outdoor sun terrace. The Kitchen is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space for appliances. Recess housing range style cooker with extractor hood over, deep tiled surrounds and matching range of eye level wall units. Sash window to the side, wooden flooring throughout, radiator.

### UTILITY ROOM

with one and half bowl sink set into base cupboard, further range of matching base units comprising cupboards and drawers with worksurfaces over and space beneath for appliances. Large pantry cupboard, gas central heating boiler, window and door to the garden.

## FIRST FLOOR LANDING

From the Reception Hall the impressive staircase with turned spindles, half landing with leaded light window to the side leading to the FIRST FLOOR LANDING, deep moulded cornicing, radiator and off which lead

### PRINCIPAL BEDROOM

An excellent sized room with large double glazed window with part leaded light inserts to the front, deep moulded ceiling cornicing, radiator.

### EN SUITE

A well appointed jack and jill style room with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, leaded light window to the side. Radiator.

### BEDROOM 2

Another excellent sized room with window overlooking the rear garden, moulded ceiling cornice, picture rail, exposed floor boards. Radiator.

### BEDROOM 3

Another generous sized double with window overlooking the rear garden. Radiator.

### BEDROOM 4

A charming room featuring bay to the side with leaded light window and two further windows to the side. Feature exposed chimney breast, boarded floor. Radiator.

### BEDROOM 5

With leaded light window to the front, radiator.

### FAMILY BATHROOM

With panelled bath with mixer taps/shower attachment, wash hand basin, complementary tiled surrounds, leaded light window to the side. Radiator, SEPARATE WC.

### GARAGE AND PARKING

The property occupies an enviable position on the edge of the Town Centre, set back from the road and well screened by mature hedging and specimen trees. The driveway provides parking for numerous vehicles and leads down the side of the house to the excellent sized GARAGE - a perfect space for car enthusiasts as there is space for multiple vehicles, power and lighting - approximately 10 metres x 4.5 metres.

### PURPOSE BUILT DETACHED ANNEXE

An ideal addition for those looking for a dependent annexe, studio or



home office. Located mid way down the garden this purpose built wooden chalet style building offers great flexibility of use and comprises of Lounge, Bedroom, proposed Kitchen and Bathroom.

**THE GARDENS**

The property is set in an excellent sized plot with established gardens which are laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. To the side of the Annexe is a sheltered Sun Terrace and immediately adjacent to the Dining Kitchen a further large sun terrace which is perfect for those who love to dine alfresco.

**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that all main services are connected.

**COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during

pre-contract enquiries.

**FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

**LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

**REMOVALS**

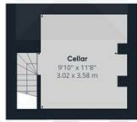
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

**NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



**MONKS**

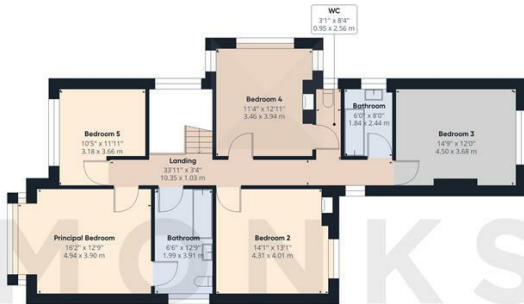


Floor -1 Building 1



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
2822.92 ft<sup>2</sup>  
262.26 m<sup>2</sup>



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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