

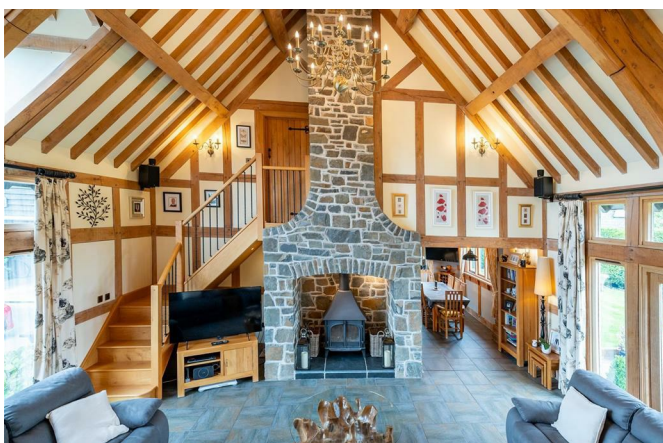
# Quercus House Treflach Oswestry SY10 9HF



4 Bedroom House - Detached  
Offers In The Region Of £589,950

## The features

- WEALTH OF EXPOSED BEAMS AND TIMBERS
- BESPOKE FAMILY KITCHEN AND LARGE UTILITY
- DOUBLE GARAGE WITH HOME OFFICE/STUDIO OVER
- BEAUTIFULLY FINISHED THROUGHOUT
- VIEWING ESSENTIAL
- STUNNING WELSH OAK DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN SUITE
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- IMPRESSIVE LOUNGE WITH FEATURE FULL HEIGHT VAULTED CEILING



\*\*\* TRULY STUNNING FAMILY HOME IN VILLAGE LOCATION \*\*\*

This bespoke, individually designed Welsh Oak home truly does offer the wow factor and is perfect for today's modern lifestyle.

Occupying an enviable slightly elevated position with lovely rural aspect in the heart of this much sought after village close to the market Town of Oswestry.

Bursting with charm Quercus House is ideal for a growing family, those who love to entertain or work from home.

Affording a wealth of exposed beams and timbers the accommodation briefly comprises Entrance, beautifully fitted family Dining Kitchen and large Utility with Shower Room and the impressive through Lounge has a dramatic full height vaulted ceiling and stone chimney breast. The Principal Bedroom has an adjoining en suite and there are an additional 3 Bedrooms and family Bathroom over two floors.

The property has the benefit of underfloor heating throughout the ground floor and period style radiators to the first floor, driveway with ample parking, Double Garage with Home Office over and lovely enclosed Gardens.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable slightly elevated position in the heart of this popular location and enjoys lovely rural views over the Village and open countryside beyond and benefits from a great public house a short stroll away. There are good local facilities in the nearby Village of Treflach including general store, primary school, church and restaurant/public house and the busy market Town of Oswestry is just over a 3 mile drive away which boasts an array of shops, banks, supermarkets and schools. For commuters there is ease of access to the A5/M54 motorway network and railway station at Gobowen which has links to Shrewsbury, Chester and London.

### ENTRANCE

Feature solid entrance door with shaped glazed window lights to Entrance area with tiled flooring, personal door to garage and opening to

### LARGE UTILITY/HALL

Comprehensively fitted with range of 'Kenton Jones' cream fronted units incorporating deep glazed undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid granite work surfaces over and having space for washing machine and tumble dryer. Bank of full height larder and storage units, tiled flooring, window to the side and stable style door to Garden.

### SHOWER ROOM

Attractively fitted with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Heated towel rail, window to the rear and continuation of tiled flooring.

### FAMILY DINING/KITCHEN

A lovely through room with windows to the front and rear elevations. Comprehensively fitted with range of units to complement the Utility including deep undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and fridge both with matching fascia panels and wine shelving. Attractive tiled surrounds and wall units with pelmet lighting beneath and including open fronted display shelving, glazed china display cabinet and plate shelving. Rangemaster stove with fitted spice cupboards to either side set into feature stone surround housing backlit extractor hood. Exposed beams and timbers, tiled flooring and ample space for American style fridge/freezer. Opening to

### TRULY STUNNING LOUNGE

This certainly is the wow factor hub of the home, being naturally well lit and having an impressive full height vaulted ceiling with a wealth of exposed timbers and trusses - the perfect room for those who love to entertain. With full height picture windows overlooking the front with country views in distant and twin opening solid oak doors with full height glazed panels to either side and above opening out onto the rear garden. Stunning full height stone chimney breast housing large cast iron log burner set onto hearth, media point and tiled flooring.

### BEDROOM 4

With window to the front wealth of exposed wall and ceiling timbers, tiled flooring.

### BEDROOM 3

An excellent double room with window overlooking the rear garden, wealth of exposed wall and ceiling timbers and tiled flooring.

### FIRST FLOOR LANDING 1

From the Lounge feature oak staircase with wrought iron spindles leads to the

### PRINCIPAL BEDROOM

A lovely light room with window to the side and front from which there is a fabulous rural aspect over open countryside. Feature vaulted ceiling with exposed timbers, media point, period style radiator built in wardrobe storage.

### EN SUITE SHOWER ROOM

Feature vaulted ceiling and exposed timbers, tiled shower cubicle with direct mixer shower unit, wash hand basin, shaver socket and WC. Period style radiator and velux roof light.

### FIRST FLOOR LANDING 2

Approached from the opposite side of the Lounge, oak staircase with wrought iron spindles leads to the Landing off which lead

### BEDROOM 2

having windows to the front and side with lovely rural aspects. Feature vaulted ceiling with exposed timbers, period style radiator, media point.

### FAMILY BATHROOM

A beautifully appointed room again with feature vaulted ceiling and exposed timbers, velux roof light. Fitted with period style suite comprising free standing roll top bath with antique style mixer taps, wash hand basin and WC. Period style radiator.

### DOUBLE GARAGE AND FAMILY ROOM/BEDROOM 5

The property occupies an enviable elevated position approached over driveway providing ample parking and hardstanding and leading to the DOUBLE GARAGE with remote up and over door, power and lighting and personal doors to the garden and Utility. Spiral staircase leads to a Landing from which there is access to a great sized multi purpose room -ideal for those who work from home, hobbies/studio or play room/further bedroom. Benefitting from an air/heat conditioning unit and large walk in storage cupboard. Note, this could lend itself to a self contained annexe (subject to the necessary consents).

### OUTSIDE

The property is approached over driveway which provides ample parking and hardstanding which is bordered by well stocked shrub and herbaceous beds and screened by mature hedging. Side pedestrian access leads around to the ENCLOSED REAR GARDEN which has a large paved sun terrace, perfect for dining alfresco and good sized lawn which has flower, shrub and herbaceous beds. To the side is a useful storage area. Outside lighting and cold water tap.

### 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 mains water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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.

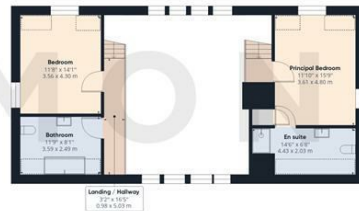
## Quercus House , Treflach, Oswestry, SY10 9HF.

4 Bedroom House - Detached  
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2574.35 ft<sup>2</sup>  
239.16 m<sup>2</sup>

Reduced headroom  
208.54 ft<sup>2</sup>  
19.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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## We're available 7 days a week

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		
(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		
(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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