

# 4 Oakhurst Cottages Oakhurst Road Oswestry SY10 7BY



2 Bedroom House - Detached  
Offers In The Region Of £350,000

## The features

- CHARMING 18TH CENTURY COTTAGE
- SET IN LARGE GARDENS
- NEWLY FITTED KITCHEN
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL.
- MANY ORIGINAL PERIOD FEATURES
- LOUNGE WITH FEATURE LOG BURNER
- UTILITY AND CLOAKROOM
- ENVIABLE PARKLAND LOCATION



**\*\*\* FABULOUS PERIOD COTTAGE \*\*\***

This true gem of a property is situated in the former grounds of Oakhurst Hall Estate right on the edge of the Town.

Having undergone modernisation and improvement whilst retaining many of its original features dating back to the 18th Century. Set within large gardens and having lovely outlooks over adjoining parkland and the Iron Age Hill Fort.

Entrance Porch, Lounge with feature log burner, newly fitted Kitchen/Breakfast Room, Utility and Cloaks. 2 double Bedrooms and Bathroom.

Set in good sized garden and ample parking.

Viewing is highly recommended to fully appreciate this charming home.

## Property details

### LOCATION

The property occupies an enviable position right on the edge of the Town with lovely rural aspects yet being so close to amenities. Oswestry is Shropshire's second largest market Town and boasts a wealth of facilities including schools, supermarkets, national and independent shops and stores, banks, doctors and many recreational facilities. For commuters there is ease of access to the A5/M54 motorway network and the Railway station at nearby Gobowen with links to Shrewsbury, Chester and London.

### ENTRANCE PORCH

Wooden and glazed entrance door opens to the Porch with tiled flooring and further door to

### LOUNGE

With feature leaded light windows to the front and side with aspects over the gardens. Chimney breast housing cast iron log burner set onto hearth, exposed ceiling timbers and attractive parquet wood block floor. Large under stairs storage cupboard, media point, radiator.

### KITCHEN/BREAKFAST ROOM

Newly fitted with attractive range of soft grey fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching units comprising cupboards and drawers with worksurfaces over and having inset 4 ring hob with oven and grill beneath and extractor hood over. Chimney recess with cupboard housing central heating boiler, dining area with window overlooking the garden.

### UTILITY AREA

With space for appliances, window to the side.

### CLOAKROOM

With wash hand basin and WC.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead to

### BEDROOM 1

A lovely light room having windows to two elevations with lovely outlooks over the gardens and parkland beyond. Wash hand basin set into vanity unit with storage, radiator. Airing Cupboard and built in storage cupboard.

### JACK AND JILL BATHROOM

With suite comprising panelled bath with shower over and WC. Window to the side, radiator.

### BEDROOM 2

Another good sized double room with window overlooking the gardens, radiator. Wash hand basin set into vanity unit with storage beneath.

### OUTSIDE

The property is approached over a long gravelled driveway through the parkland to the cottage where there is ample parking for several vehicles. The gardens are a particular feature of the property and approached over paved pathway which has well stocked flower, shrub and herbaceous beds and leads to the sun terrace which is ideal for those who love to entertain and dine alfresco. The extensive gardens are laid to lawn with inset specimen trees and overlook the parkland and Hills beyond.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. The service charge covers the upkeep of the road access, its grass verges, fencing and the sewage treatment plant. As of April 2023, the service charge is £83 per month, invoiced quarterly, and will be reviewed yearly or whenever there is a significant change in the cost of the services.

#### SERVICES

We are advised that mains water and electricity are connected. You will pay for metered electricity, billed to you from the utility supplier. There is a standard (nonsmart) meter fitted. You will pay for metered water to the estate management company, invoiced quarterly.

#### COUNCIL TAX BANDING

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

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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 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.





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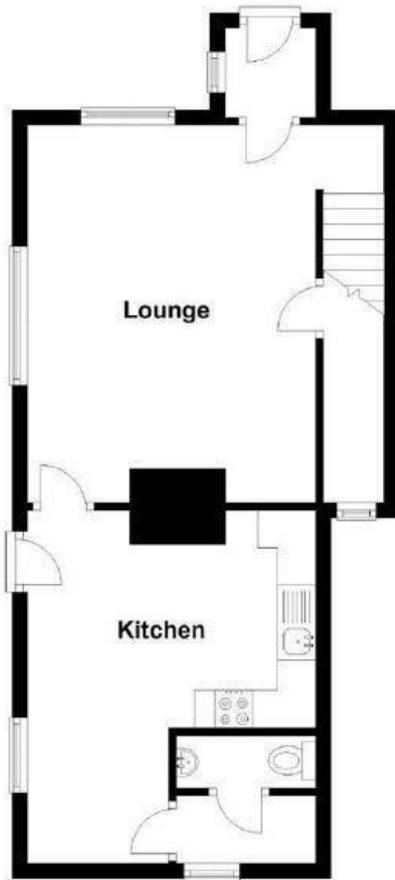
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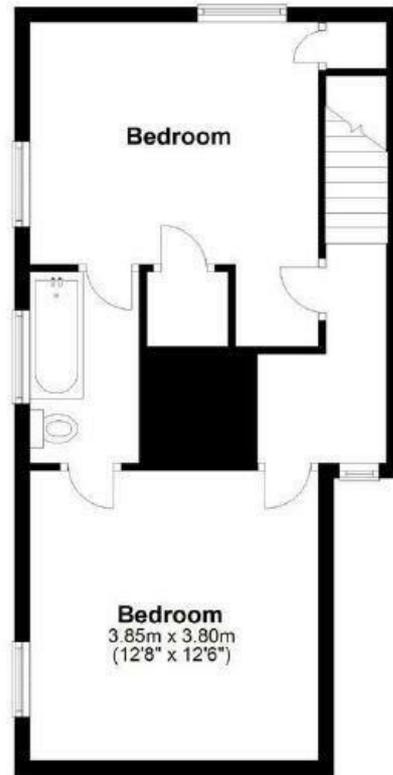
### Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.9 sq. feet)



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## Get in touch

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## Oswestry office

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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