

# Caradoc View Coopers Lane Porth-Y-Waen Oswestry SY10 8LY



**5 Bedroom House - Detached**  
**Offers In The Region Of £695,000**

## The features

- A SIMPLY STUNNING ARCHITECT DESIGNED DETACHED HOME
- LARGE BALCONIES AND SUN TERRACES WITH IMPRESSIVE VIEWS
- LOUNGE WITH LOG BURNER AND FAMILY ROOM/BEDROOM 5
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- FINISHED TO AN EXCEPTIONAL STANDARD OF SPECIFICATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL AND GUEST BEDROOMS EACH WITH LARGE GLAZED BALCONIES
- AMPLE PARKING, DOUBLE GARAGE AND LOVELY GARDENS WITH VIEWS



\*\*\* STUNNING VIEW HOME NOW AVAILABLE \*\*\*

Book your personal appointment - call 01691 674567

With its well thought out design - perfect for today's modern lifestyle - its contemporary high standard of finish and specification is complemented by its split level living over 3 floors affording versatile accommodation of an impressive 2,400 sq ft.

Forming an enviable position on this exclusive development of just 3 contemporary homes affording breath taking views to the rear over adjoining countryside and hills which are enjoyed from the full width sun terrace and first floor glazed balconies from the Principal and Guest suites.

The most wonderful open plan Living/ Dining/ Kitchen family room across the whole of the Ground Floor with twin bi-folds leading onto the garden, ideal for outdoor dining and entertaining, contemporary Kitchen with appliances, Lounge with feature log burner, Family Room/ Bedroom 5, Utility and Shower/ Cloaks.

Principal and Guest Bedroom suites with feature full height ceilings with doors opening onto glazed Balconies, 3 further double Bedrooms and family Bathroom.

Beautifully designed by Shropshire's Award Winning Ke- design'

## Property details

### DESCRIPTION

We are delighted to offer to the market, this stunning view home close to the popular market Town of Oswestry, being just 4 miles distant and a short drive.

Finished to an exceptional standard of specification and featuring high efficiency Insulation, triple glazing, under floor heating throughout the ground floor and contemporary radiators to the first floor along with beautifully fitted kitchen with integrated appliances, sleek Bath and Shower Rooms with complimentary tiling.

Affording great space which is totally versatile to suit today's new modern lifestyle - perfect for a growing family, particularly its ground floor living space which features Reception Hall with full height ceiling, an impressive open plan Living/Dining/Kitchen, Study/Bedroom 5 and Lounge with feature inglenook style fireplace. The Galleried Landing leads to the Principal Bedroom suite and Guest Bedroom both of which have access to individual glazed Balcony's from which there are stunning views over open countryside to the Welsh Hills beyond. Two further double Bedrooms and well appointed family Bathroom.

Set in a good sized Garden bordered by open farmland and views with large sun terrace, parking and Double Garage.

Security alarm system, electric car charging point and electrically controlled garage doors and much more.

NOTE - The two external images are photo shopped to provide an image of finished product. The current build stage is also shown on the marketing material.

Early Viewing Highly Recommended.

### LOCATION

The properties occupy an enviable position in this popular Village just under 5 miles from the centre of Oswestry. Set amid some of the finest countryside with lovely open views over adjoining fields to the Hills. There are good local facilities including school, public houses a short drive away. The busy market Town boasts a range of facilities including schools, supermarkets, independent stores, banks, restaurants, public houses, cafe's, churches and recreational activities. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

### COVERED ENTRANCE

Covered entrance with lighting.

### IMPRESSIVE RECEPTION HALL

This impressive and inviting entrance oozes natural light from full height glazing and vaulted ceiling.

### SHOWER/CLOAKS ROOM

fitted with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit and WC. Complementary tiling surrounds.

### LOUNGE

With window overlooking the front. Chimney recess housing cast iron log burner, media point.

### STUDY/BEDROOM 5

A versatile room having window overlooking the front, media point.

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

This impressive space is naturally well lit and is the perfect room for a growing family and those who love to entertain with designated family area having feature bi-folding doors, dining area with French door and Kitchen with glide and slide doors all of which provide plenty of light and opportunity to extend your dining space to the alfresco lifestyle on the adjoining sun terrace.

The Kitchen has been beautifully fitted with a range of contemporary contrasting light and dark grey fronted units incorporating under mount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid work surfaces over and integrated dishwasher. Full height individual fridge and freezers and eye level hide and slide oven and grill/microwave with storage above and below. Feature island housing induction hob with storage and over hang breakfast seating area.

### UTILITY ROOM

With continuation of units to complement the Kitchen and space for appliances.

### PLANT ROOM

Accessed from externally the Plant Room houses the controls for the underfloor heating and cylinders.

### LOWER LANDING

From the Reception Hall dual staircase leads to the Lower Landing off which lead

### PRINCIPAL BEDROOM SUITE

A large principal room having double opening French doors with glazed side screens opening onto the Balcony, the perfect place for watching the evening sun set. Media point, radiator.

### DRESSING ROOM

Which will be fitted with rails and shelving.

### ENSUITE

A beautifully appointed room with suite comprising free standing bath, large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds. Window to the side.

### GUEST BEDROOM

A lovely room having double opening French doors leading onto the large glazed Balcony, from which there are fabulous views over adjoining fields to the Welsh Hills beyond. Range of fitted wardrobes, media point, radiator.

### ENSUITE

Fitted with large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### UPPER LANDING

Staircase continues to the upper Galleried Landing from which there is an aspect to the fore, feature full height ceiling. Airing Cupboard.

### BEDROOM 3

With window to the front, range of fitted wardrobes, media point, radiator.

### BEDROOM 4

Again with window to the front, range of fitted wardrobes, media point, radiator.

### FAMILY BATHROOM

With suite comprising free standing bath, shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit, WC. Complementary tiled surrounds, heated towel rail, window to the side.

### GARAGE

The property is approached over driveway with parking and leading to the Detached Double Garage with remote operated up and over door, power and lighting.

### OUTSIDE

The property is approached over forecourt with parking and leading to the detached Double Garage. The Gardens will be laid mainly to lawn with large paved sun terraces and are bordered by open fields and enjoys outlooks across to the Welsh Hills.

### 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 and electricity are connected, and drainage is via a septic tank.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised that due to the property being a New Build, the banding has not yet been allocated.

#### 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.



## Caradoc View Coopers Lane, Porth-Y-Waen, Oswestry, SY10 8LY.

5 Bedroom House - Detached  
Offers In The Region Of £695,000





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
2339.62 ft<sup>2</sup>  
217.36 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## 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	

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.