

# Eastleigh Smelthouse Lane Pant Oswestry SY10 9QJ



**4 Bedroom House - Detached**  
**Offers In The Region Of £349,999**

## The features

- ENVIABLE VILLAGE LOCATION WITH VIEWS OVER THE HILLS
- OFFERING SCOPE FOR MODERNISATION
- THROUGH LOUNGE WITH BALCONIED SUN TERRACE
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- NO UPWARD CHAIN
- LARGE DETACHED HOUSE WITH VERSATILE ACCOMMODATION
- SET IN GOOD SIZED ESTABLISHED GARDENS
- KITCHEN, DINING ROOM AND LARGE UTILITY/LAUNDRY
- DOUBLE GARAGE AND AMPLE PARKING



**\*\*\* SPACIOUS AND VERSATILE HOME WITH LOVELY VIEWS \*\*\***

Eastleigh is a deceptively spacious detached home with scope for improvement being perfect for today's modern lifestyle of work from home, dependent relative, those who love to entertain or just require space.

Occupying an enviable elevated position with views across to the Shropshire and Welsh Hills in the heart of this self sufficient and popular village with good amenities and being short drive from Oswestry.

The accommodation briefly comprises Reception Hall, good sized Lounge with doors leading onto large balconied terrace, Kitchen, Dining Room/Bedroom, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit a double Garage with large Utility room adjoining, central heating and lovely established gardens.

No upward chain.

## Property details

### LOCATION

The property occupies an enviable elevated position with stunning views in the heart of this popular village, perfect for commuters with ease of access to the A5/M54 motorway network. Pant is self sufficient with excellent facilities including school, general store, churches, restaurant/public house, recreational facilities, nearby golf club and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find national and independent stores along with the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, coved ceiling, useful under stairs storage recess.

### CLOAKROOM

With WC and wash hand basin.

### BEDROOM 4/SITTING ROOM

with window to the front with pleasant open aspect, coved ceiling.

### UTILITY ROOM

with sink set into base cupboard, ample space for appliances.

### LARGE STORE/POTENTIAL OFFICE

With door leading to the Garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing which has study/reading area with circular window to the front with lovely aspect over the village, fields and hills beyond. Access to roof space

### KITCHEN

With range of wooden fronted units, space for appliances and window overlooking the rear garden.

### REAR ENTRANCE LOBBY

with door to the garden.

### LOUNGE/DINING ROOM

A generous through room, naturally well lit with windows to the front and side with lovely views and patio doors opening onto the large Balcony. Wooden fire surround with marble inset and hearth, media point.

### PRINCIPAL BEDROOM

with window to the rear, range of fitted bedroom furniture.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin in vanity unit and WC. Window to the rear.

### BEDROOM 2

A generous double room with window to the front with lovely aspect over the village and hills beyond.

### BEDROOM 3

Again with window to the front with lovely aspect over the village, countryside and hills.

### BATHROOM

with suite comprising panelled bath, bidet, wash hand basin and WC. Window to the rear.

### OUTSIDE

The property is approached over driveway with parking for several cars and leading to DOUBLE GARAGE/WORKSHOP with twin up and over doors, personal door to the side and one leading into the potential Home office.

The Gardens lie to the fore, side and rear and are laid extensively to lawn with well stocked flower, shrub and herbaceous beds

### 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 electricity and water supply service the property, and oil heating.

#### 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.



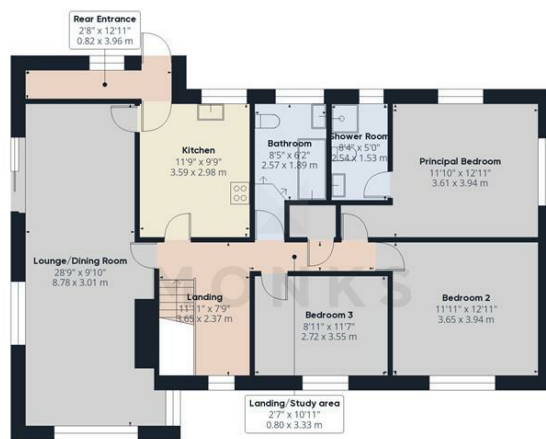
## Eastleigh Smelthouse Lane, Pant, Oswestry, SY10 9QJ.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**

2062.59 ft<sup>2</sup>  
191.62 m<sup>2</sup>

**Reduced headroom**

14.64 ft<sup>2</sup>  
1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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## Get in touch

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## 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.

- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.