

# Dovecote Whittington Road Oswestry Gobowen SY11 3NA



5 Bedroom House - Detached  
Asking Price £635,000

## The features

- IMPRESSIVE AND EXTENDED QUALITY DETACHED FAMILY HOME
- TRULY SPACIOUS AND VERSATILE ACCOMMODATION OVER NEARLY 3,500 SQUARE FEET
- GROUND FLOOR BEDROOM WITH EN SUITE
- AMPLE PARKING AND DOUBLE GARAGE
- VIEWING ESSENTIAL
- ENVIABLE LOCATION ON EDGE OF VILLAGE WITH VIEWS TO THE REAR
- 4 RECEPTION ROOMS, BEAUTIFULLY FITTED KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE AND 3 FURTHER BEDROOMS AND BATHROOM
- ESTABLISHED GARDEN WITH OPEN OUTLOOK
- EPC RATING D



\*\*\* IMPRESSIVE, VERSTAILE 5 BEDROOM DETACHED FAMILY HOME \*\*\*

This excellent detached home has been much improved and extended to provide deceptively spacious and versatile accommodation, perfect for today's modern lifestyle and a growing family.

Occupying an enviable position on the edge of this much sought after village with open aspect to the rear over adjoining fields. Ideal for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London.

The accommodation briefly comprises Reception Hall, Cloakroom, Lounge, Sitting Room, Conservatory, fabulous Living / Dining / Kitchen, Utility, large Pantry, Home Office, Ground Floor Bedroom with en suite, Addition Office / study, Principal First Floor Bedroom with en suite, 3 further double Bedrooms and Bathroom.

The property has the benefit of a dual entrance driveway with ample parking, double Garage and well stocked and established Gardens with open outlooks.

Viewing essential to appreciate this excellent family home.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses, etc and a short drive from the busy market Town of Oswestry.

### RECEPTION HALLWAY 9'4" x 7'4" (2.86 x 2.24)

Covered entrance with door opening to the spacious and inviting L shaped Reception Hall with coved ceiling, useful cloaks cupboard and window to the side. Radiator.

### SITTING ROOM 19'5" x 17'9" (5.93 x 5.42)

An impressive light room, naturally well lit with bay window to front aspect, doors leading from Entrance Hallway and to Dining Room. Media point, coved ceiling, radiator.

### HOME OFFICE 8'11" x 9'6" (2.72m x 2.90m)

Having window to the front, wood block flooring, radiator.

### GROUND FLOOR BEDROOM

10'1" x 10'11" (3.08 x 3.33)

Having window to the side with fitted plantation style shutters to the window, radiator.

### EN SUITE SHOWER ROOM 10'3" x 3'10" (3.14 x 1.19)

With suite comprising large shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Heated towel rail.

### OPEN PLAN LIVING/DINING/KITCHEN

35'4" x 11'5" (10.77 x 3.49)

The perfect room for those who love to entertain, having been beautifully re-fitted with range of contemporary greyhigh gloss fronted units incorporating one and half bowl composite sink unit with mixer taps set into base cupboard. Further range of matching base units comprising cupboards, drawers and deep pan drawers with granite work surfaces over and having integrated dishwasher and fridge freezer both with matching fascia panels Feature inglenook chimney breast with space for range style cooker, and excellent range of complementary wall units with concealed lighting beneath, central island with additional storage and solid wood work surface along with peninsular breakfast bar divide with seating over hang opening to the Dining Area with windows to the side and rear, parquet style wood block flooring, radiator. French door opening to

### CONSERVATORY

21'10" x 7'5" (6.68 x 2.28)

Being of brick and double glazed construction and providing a lovely aspect over the gardens and open fields beyond. Power and lighting, wood effect floor covering and French doors off both side leading out to the garden.

### UTILITY ROOM

8'9" x 4'8" (2.69 x 1.43)

With range of shaker style units incorporating single drainer sink unit set into base cupboards with work surfaces over and having space for washing machine, Further range of matching base and wall units and shelving, Tiled flooring.

### CLOAKROOM

6'1" x 3'2" (1.86 x 0.99)

With WC and wash hand basin.

### LARGE WALK IN STORE

7'3" x 8'0" (2.21 x 2.46)

With power and lighting.

### LOUNGE

19'5" x 15'0" (5.94 x 4.58)

An impressive light room, naturally well lit , window to the rear and double opening French doors leading onto paved sun terrace. Media point, coved ceiling, radiator.

### OFFICE/STUDY

11'9" x 13'6" (3.59 x 4.12)

A great multi purpose room with double opening French doors to the Sitting Room, window to the sun terrace, radiator.

### FIRST FLOOR LANDING

15'7" x 7'5" (4.77 x 2.27)

From the Reception Hall staircase leads to the First Floor Landing with recessed ceiling lights, radiator and off which leading to

### PRINCIPAL BEDROOM

12'4" x 20'4" (3.76 x 6.21)

A lovely light room with windows to the front and side. Excellent range of fitted wardrobes, radiator. Door to

### EN SUITE SHOWER ROOM

7'9" x 13'6" (2.37 x 4.13)

Fitted with suite comprising large shower cubicle, wash hand basin set into good sized vanity with ample storage and WC. Complementary tiled surrounds, heated towel rail and window to the front.

### BEDROOM 2

14'8" x 12'1" (4.49 x 3.70)

Another generous double room with window to the front and excellent range of fitted wardrobes, radiator.

### BEDROOM 3

13'0" x 12'8" (3.98 x 3.88)

Another good sized double room with window overlooking the rear with open rural aspect over adjoining fields. Range of fitted bedroom storage units, radiator.

**BEDROOM 4** 12'4" x 9'3" (3.77 x 2.83)  
Another double room with window to the rear with lovely aspect over open farmland, radiator.

**FAMILY BATHROOM** 9'6" x 8'6" (2.92 x 2.61)  
A well appointed room with p-shaped panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear with lovely rural aspect.

**DOUBLE GARAGE** 20'4" x 17'11" (6.21 x 5.48)  
With twin electrical roller doors, power and lighting, window to the side, central heating boiler and personal door to the house.

**OUTSIDE**  
The property is approached through a twin aspect driveway which provides ample parking and leads to the double Garage, screened from the road with attractive shrub, specimen trees and herbaceous beds. Side pedestrian access leads around to the Rear Garden which is a particular feature of the property and perfect for those who love to dine alfresco with large decked and paved sun terraces with covered pergola's. The Garden is laid to lawn with well stocked flower and shrub beds with specimen trees and bordered to the rear by open fields.

**GENERAL INFORMATION**  
TOTAL FLOORPLAN AREA (approximately)  
Ground Floor-2432.74 sqft  
First Floor- 979.49 sqft  
Total-3412.24

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

**SERVICES**  
We are advised that all mains are connected.

**COUNCIL TAX BANDING**  
As taken from the Gov.uk website we are advised the property is in Band F- 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 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



## Dovecote Whittington Road, Oswestry, Gobowen, SY11 3NA.

5 Bedroom House - Detached  
Asking Price £635,000





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
3412.24 ft<sup>2</sup>  
317.01 m<sup>2</sup>

Reduced headroom  
24.67 ft<sup>2</sup>  
2.29 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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## Get in touch

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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	<b>77</b>

### 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	

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.