

# Town & Country

Estate & Letting Agents



**The Old Cottage , Queens Head, SY11 4EG**

**Offers In The Region Of £625,000**

Town and Country Oswestry are pleased to offer to the market this stunning detached modern country home located in the picturesque village of Queens Head, Oswestry. This character property boasts spacious accommodation perfect for a large family. The property benefits from a large open plan reception room/kitchen along with separate lounge and six generously sized bedrooms along with three bathrooms offering plenty of space. Situated in a village location, you can enjoy the benefits of rural living while still being conveniently close to the road network. This property should be viewed to be appreciated.

## Directons

From Oswestry take the A5 to Shrewsbury, Turn left opposite Oswestry Golf Club signposted West Felton and Queens Head, carry along this road and after passing the Queens Head public house the property can be seen 200 meters on the right hand side.

## Accommodation Comprises:

### Hall

Having a door to the front, wood flooring, a beamed ceiling, radiator, an understairs storage cupboard and stairs leading off to the first floor. The property benefits from solid oak doors and skirting throughout.

### Lounge 15'11" x 12'4" (4.87m x 3.77m)



The bright lounge room has three windows to the front, oak flooring, a beamed ceiling, characterful inglenook fireplace with tiled hearth and oak beam over with an inset log burning stove, alcove cupboard, a radiator and a door through to the hallway. A door leads through to the fantastic open plan kitchen/ living room/ dining room.

### Open Plan Kitchen/Dining Room 25'1" x 22'8" (7.67m x 6.93m)



This room provides a wonderful family space and really does feel like its the heart of the home. It has double doors and glazed side panels to the front

and two sets of bifold doors which open out to the rear garden and flood the room with light. There is a spiral staircase and a vaulted ceiling with roof lights, Travertine tiled floor throughout. There are three radiators, ceiling speakers and exposed timbers adding plenty of character to this space.

## Additional Photo



## Additional Photo



## Additional Photo



## Kitchen



The kitchen area is fitted with a good range of gloss fronted base units, larder units and wall units with solid block work tops over. There is a useful breakfast bar, Hotpoint oven and grill, 5 ring gas hob with a chimney style extractor fan. Stainless steel one and half bowl sink with mixer tap, eye level Belling double oven, space for an American style fridge and spotlighting. There is a second cooking area with BBQ grill, cold plate, deep fat fryer with extractor fan above, combi microwave below and large pan drawers under and an extractor fan over.

## Additional Photo



## Bi Fold Doors



## Utility Room 8'5" x 7'4" (2.58m x 2.26m)

With a window to the side, the utility room has a range of base and wall units with work surfaces over, tile effect laminate flooring, a radiator, plumbing for a washing machine, single bowl stainless steel sink with drainer and mixer tap over, space for appliances and doors leading to the cloakroom and store room.

## Boiler Room

Fitted with shelving, this useful space has a tile effect laminate floor, a radiator and houses the Grant oil fired boiler. An excellent area for storing laundry and drying clothes on wet days.

## Cloak Room

With a window to the rear, a radiator, W/C, wash hand basin with mixer tap over, tile effect laminate floor and part tiled walls.

## Landing

Having a window to the front, the landing has a radiator and oak flooring. The passage leads through to the open plan gallery area.

## Open Plan Landing 12'9" x 13'6" (3.89m x 4.14m)



The second large gallery landing space is a fantastic area and has a window to the front, oak flooring, glass balustrade overlooking the lounge area and two radiators. A lovely place to relax as it is flooded with natural light.

## Additional Photo



**Bedroom One 12'7" x 14'4" (3.85m x 4.39m)**



This good sized double room has two Velux windows to the rear, a radiator and a built in double wardrobe. A door leads through to the wet room.

**Wet Room**

The wet room has a radiator, W/C, wash hand basin with a mixer tap over, wall mounted hairdryer, shower area with concealed shower head and controls, glass shower screen, part tiled walls, spotlighting and an extractor fan.

**Bedroom Two 10'3" x 5'8" (3.14m x 1.74m )**

This room, currently used as a dressing room has a window to the rear and a radiator.

**Bedroom Three 13'11" x 8'5" (4.25m x 2.57m)**



A good sized double bedroom with a window to the side, a radiator, TV point and internet point.

**Bedroom Four 9'1" x 11'4" (2.79m x 3.46m)**

With a window to the front, a radiator, built in wardrobe and wood flooring.

**Bedroom Five/Office 8'5" x 11'5" (2.59 x 3.49m)**

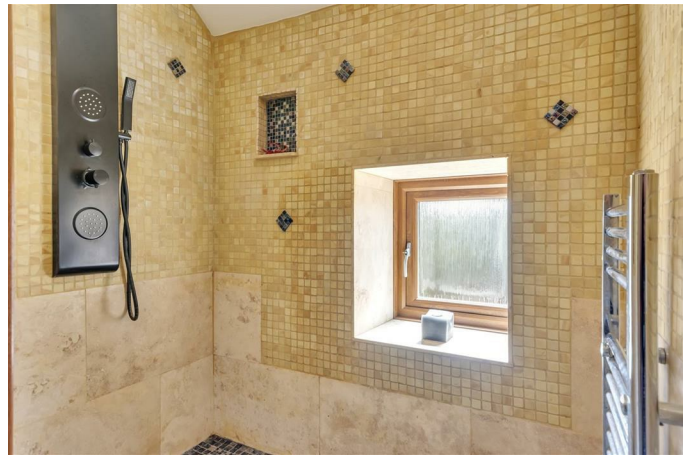
Bedroom five is currently used as an office, it has a window to the front and to the side letting in plenty of light, wood flooring, a radiator, TV point and Internet point.

**Family Bathroom 9'1" x 12'10" (2.78m x 3.92m)**



The spacious family bathroom has two windows to the front, W/C, wash hand basin with mixer tap over on a rustic style stand, jacuzzi bath with central mixer taps and shower head, tiled surround and recesses, hairdryer, spot lighting, a radiator and vinyl flooring. The bathroom leads onto the shower/wet room area. There is access to the roof space via loft hatch.

**Wet Room**



The wet room benefits from a shower with jacuzzi jets and two shower heads, heated towel rail and built in storage cupboard.

### Master Bedroom 19'5" x 11'5" (5.92m x 3.49m)



The large bedroom has two Velux windows to the rear, three radiators and oak flooring. There is also useful eaves storage. A door leads through to the en suite.

### Additional Photo



### En-Suite

The master bedroom wet room en-suite has a Velux window, W/C, wash hand basin with a mixer tap on a granite top, heated towel rail, hairdryer, walk in shower with jacuzzi jets and concealed controls, sealed floor and fully tiled walls.

### To The Outside



### Single Garage 8'8" x 17'5" (2.66m x 5.33m)



The single integral garage has an up and over door, window to the side and has the benefit of power and lighting. This is an ideal area to create more living space as it would be possible to go through and convert the space into another room.

### Double Garage 15'2" x 22'11" (4.63m x 7.00m)

The large double garage has an electric up and over sectional door, fitted units and workbench with hand wash and sink, hot and cold water, stable door to the side along with windows to the side and rear. The garage has the benefit of power and lighting.

### To the Front of the Property

The gardens surround the property, there are electric double timber gates which open onto a large gravelled driveway which provides parking for several vehicles, there is also additional parking to the side of the property and in front of the single garage. There are shrubbed raised borders and flower beds, an outside hot and cold tap and several outdoor power supplies.

### To the Rear of the Property



The private rear garden is mainly gravelled with a large Indian stone patio running along the rear of the property ideal for entertaining. There is an area laid to lawn and planted with shrubs, a useful log store and shed along with a second shed at the side of the property. There is a circular seating area with a large brick built barbeque and fire pit again ideal for al fresco dining.

**Additional Photo**



**Additional Photo**



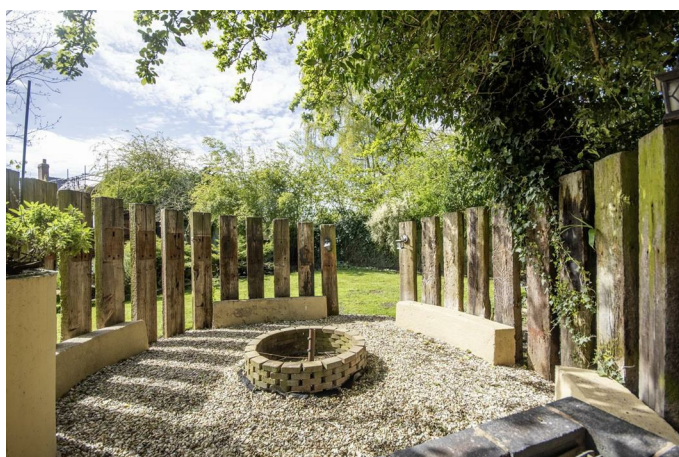
**Additional Photo**



**Additional Photo**



**Additional Photo**



**Log Cabin 9'10" x 18'3" (3.02m x 5.57m)**



There is a large log cabin in the garden which provides a useful space for a variety of uses such as a great home office or for independent living. It has a wood floor and the benefit of power, lighting, internet and phone point. A door leads to a shower room.

**Shower Room**

The shower room has a window to the front has a W/C, wash hand basin, shower cubicle with electric shower, wood floor and an electric wall heater.

### Aerial View



### Additional Photo



### Additional Photo



### Gardens At Night



### Additional Photo



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### Services

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



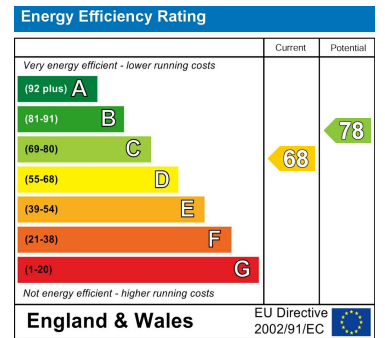
# Floor Plan



# Area Map



# Energy Efficiency Graph



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