

# Town & Country

Estate & Letting Agents



**Oakdene Little Common, St Martins, SY11 3HB**

**Offers In The Region Of £595,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this outstanding, individual detached country home set in a beautiful location of Little Common on the outskirts of the popular village of St Martins. The property offers spacious, well laid out accommodation with four/ five large double bedrooms (one en suite), three reception rooms, family kitchen/ breakfast room, utility and double garage. To the outside there is extensive private parking and gardens with stunning rural views in all directions. St Martins is a five minute drive away offering a local supermarket along with good road links to larger towns and cities.

## Directions

Leave Oswestry on the B5069 Gobowen Road, at the roundabout take the 1st exit and join the A5 heading towards Llangollen, at the first roundabout take the 4th exit onto the B5070 and continue along this road into St Martins. Take the 1st exit on the roundabout onto the Overton Road and follow the road out of the village. Continue along for approximately 3/4 of a mile before turning left signposted Little Common just before the Greyhound public house. Follow the lane along and take the first left. Follow the lane for approximately 300 metres and bear around to the right where the property can be seen on the right hand side.

## Porch

Having UPVC framing and a door to the front. A part glazed door leads into the hallway.

## Hallway 13'1" x 13'1" (4.01m x 4.01m)



The spacious and welcoming hallway has a part glazed door and side panels leading to the porch, radiator and wooden staircase leading to the first floor. Doors lead off to the lounge, kitchen, dining room and the cloakroom.

## Lounge 12'8" x 20'7" (3.88m x 6.29m)



The good sized lounge has a feature gas fire with wood surround and marble inset and hearth, window to the front and side bringing in plenty of natural light, coved ceiling and wall lighting.

## Additional Photograph



## Cloakroom

There is a walk in cloakroom off the hall with a window to the side.

## Dining Room 14'5" x 14'9" (4.41m x 4.5m)



A perfect entertaining space for hosting dinner parties with friends, this generous dining room has a glazed door with side panel opening out onto the rear garden to enjoy the views it has to offer. With a coved ceiling and radiator. Doors lead to the kitchen and the sitting room.

**Sitting Room/Study/Bed Five 10'8" x 10'11"  
(3.27m x 3.34m)**



A very versatile space having plenty of storage with a range of fitted wardrobes, large window to the rear with views of the garden, coved ceiling and a radiator.

**Kitchen 14'8" x 14'4" (4.49m x 4.39m)**



The bright and spacious kitchen is fitted with an extensive range of base and wall units in cream with worktops over and breakfast bar. Appliances include eye-level Hotpoint double oven, 4-ring gas hob with an extractor fan over, plumbing for a dishwasher, stainless steel half bowl sink with a mixer tap and space for a fridge/freezer. Having part tiled walls, under unit lighting, wood flooring and a radiator. A door leads through to the utility room.

**Utility Room 12'7" x 11'4" (3.84m x 3.47m)**



The useful separate utility room is fitted with base units with work surfaces over, plumbing for a washing machine, window to the front and doors to the side passage and shower room.

**Shower Room**

Having a double shower cubicle with mains fitted shower, wash hand basin, W/C, window to the front, part tiled and an extractor fan.

**Gallery Landing 16'10" x 13'7" (5.14m x 4.15m)**



The large gallery landing has a window to the front with far reaching rural views, double airing cupboard off with shelving and tank (great for storage), loft hatch and a radiator. Doors lead off to all the first floor rooms.

**Loft**

The large loft is boarded with power and lighting. A great space for potential further development if required (subject to planning consent).

**Bedroom One 18'4" x 12'8" (5.6m x 3.87m)**



A sizeable double bedroom having a window to the front with fantastic views over the countryside. coved ceiling, radiator and a door leading to the ensuite.

**Ensuite**

Comprising a shower cubicle with an electric shower, W/C, wash hand basin, part tiled walls, window to the side and an extractor fan.

**Bedroom Two 13'6" x 10'6" (4.12m x 3.22m)**



A second double bedroom with a window to the front with superb views, an extensive range of fitted wardrobes offering great storage, coved ceiling and a radiator.

**Bedroom Three 14'7" x 14'9" (4.45m x 4.51m)**



The third double bedroom has a window to the rear with far reaching views, radiator and a coved ceiling.

**Bedroom Four 14'8" x 13'5" (4.49m x 4.11m)**



The fourth double bedroom has a window to the rear with great views, radiator and a coved ceiling.

**Bathroom 13'6" x 10'4" (4.12m x 3.16m)**



The large family bathroom has a fitted corner bath, wash hand basin on a vanity unit with a mixer tap over, W/C, window to the rear, extractor fan and coved ceiling.

**Side Lobby**

A door off the utility leads to the side lobby having a door to the garage and gate to the rear.

### **Double Garage 21'9" x 28'2" (6.65m x 8.61m)**

The double garage has two roller electric doors to the front, loft access and workshop space. Housing the oil fired boiler, window to the rear and door to the rear.

### **To The Front**



Double timber gates open onto the gravelled driveway with space for 6+ cars. There is a canopy over the front of the property and an outside tap.

### **Rear Garden**



The good sized, well maintained gardens extend to approximately 1/3 of an acre in total and has a patio area for enjoying a summers day, lawned and shrubbed gardens beyond and covered pergola over the rear of the garage. There is an area behind the summerhouse with gated access to the lane and bin storage area. There is a concrete shed (former garage) measuring 4.90m x 2.41m ideal for tool storage. There is a further timber outbuilding 12ft x 8ft with power, lighting and double timber doors. To the side there is continuation of the lawns and mature shrubs offering great privacy whilst having great views in all directions.

### **Additional Photograph**



### **Additional Photograph**



### **Additional Photograph**



### **Greenhouse 8' x 6' (2.44m x 1.83m)**

Situated behind the concrete shed in the back corner of the garden.

### Summerhouse 7'8" x 6'0" (2.36m x 1.83m)



### Aerial Photographs



### Additional Photograph



### Additional Photograph



### Additional Photograph



### 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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### To Book a Viewing

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

### 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.

### 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 E.

## **Services**

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

## **Money Laundering Regulations**

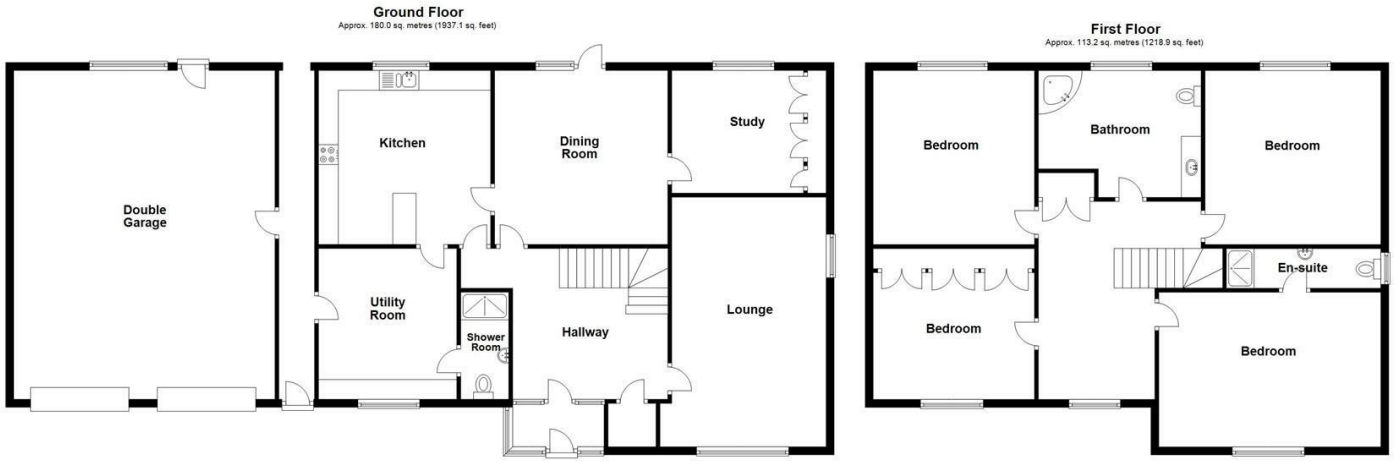
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

## **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

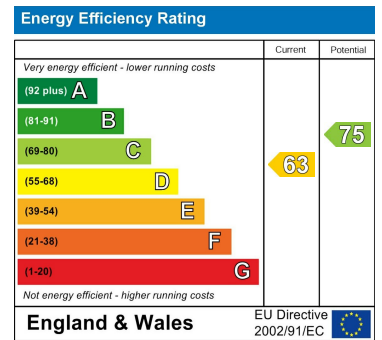


Total area: approx. 293.2 sq. metres (3155.9 sq. feet)

# Area Map



# Energy Efficiency Graph



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