



The Severn 4 Breidden View, Llansantffraid, SY22 6AX

Chain Free £750,000

## The Severn

A unique development of traditionally styled country houses, constructed by a highly reputable local developer, situated in an elevated position affording panoramic and truly breath-taking views over the celebrated Shropshire countryside, in a select location on the outskirts of the popular village of Llansantffraid.



### DESCRIPTION

Halls are delighted with instructions to offer this unique and high quality development situated for sale by private treaty.

Breidden View is a unique development of luxury styled country houses, constructed by a highly reputable local developer, situated in an elevated position affording views to Llanymnech Rock and the Breidden Hills, in a select location on the outskirts of the popular village of Llansantffraid.

The Severn is a substantial architect designed four bedroom, four bathroom detached family house

with an extensive drive, and double garage together with good sized gardens enjoying uninterrupted over surrounding countryside, positioned at the rear of this small and select development within a short walk from the village centre.

The internal accommodation, which extends to around 235 square meters and has been designed to provide a sociable and family friendly layout, will provide, on the ground floor, a super open plan Kitchen/Dining Room Family Room with Bi-Fold doors, a separate Utility Room, Lounge, two downstairs Cloakrooms together with four first floor Bedrooms and four bathrooms. The property will benefit from an Air Source central heating system (with underfloor heating to the ground floor



and conventional radiators to the first floor), double glazed windows and doors throughout and will include an 7 year architects certificate warranty.

Outside, the property will be complimented by an extensive drive to the front providing ample parking and manoeuvring space and leading to a double garage.

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which is laid to lawn allowing a purchaser to landscape according to ones own individual tastes and preferences. The gardens enjoy views over surrounding countryside.

The sale of The Severn, therefore, provides a rare opportunity for purchasers to acquire a substantial and attractively styled newly constructed detached family house with super views to the rear in this particularly select edge of village development.

#### **AGENTS NOTE**

The property is available for reservation immediately. Please be advise the internal photographs are of number 7.

#### **SITUATION**

Situated in Llansantffraid which is a thriving village with a School, Doctors' Surgery, Restaurant, Public House and shops and is within easy reach of arterial roads. The market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows daily travelling to Shrewsbury and Telford to the South and Wrexham, Chester and The Wirral to the North West.

- Select village development
- High quality finish
- Edge of village location
- Traditionally styled houses
- Super elevated views
- 7 year architects certificate warranty





### **DIRECTIONS**

From Oswestry proceed along the A483 towards Llyncllys. On reaching the Llyncllys cross roads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid whereby the select development will be viewed to the left hand side.

### **SPECIFICATION**

The property will be completed to a high specification, specifically including:-

- 'Grant' Air source central heating (with underfloor heating to the ground floor and conventional radiators to the first floor).
- High quality kitchen units with quartz worktops.
- NEFF Appliances including integrated dishwasher, fridge freezer, wine cooler, slide and hide cooker, combination microwave, warming drawer.

- High quality floor coverings.
- Quality sanitary ware to the Bath and Shower Rooms.
- Bathrooms with fitted furniture.
- Electric Garage doors.

### **GROUND FLOOR**

Elegant Reception Hall  
 Cloakroom  
 Lounge  
 Kitchen Dining Family Room  
 Utility Room  
 Cloakroom



## FIRST FLOOR

First Floor Landing

Principal Bedroom with Dressing Room and Ensuite

Two further Double Bedrooms with Ensuites

Fourth Bedroom

Superb Family Bathroom

## GROUNDS

Outside, the property will be complimented by an extensive drive to the front providing ample parking and manoeuvring space and leading to a:

## DOUBLE GARAGE/STORE

With electrically operated roller doors.

## GARDENS

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to ones own individual tastes and preferences. The gardens enjoy elevated views over surrounding countryside.

## ROOM MEASUREMENTS

- RECEPTION HALL 4.20m x 4.07m
- CLOAKROOM
- LOUNGE
- KITCHEN DINING ROOM ENTERTAINMENT ROOM 7.35m x 9.55m overall
- UTILITY ROOM 2.80m x 3.20m
- CLOAKROOM
- LANDING
- PRINCIPAL BEDROOM 4.13m x 5.00m
- DRESSING ROOM 2.80m X 2.81m
- ENSUITE

- BEDROOM 4.00m x 4.40m
- ENSUITE
- BEDROOM 4.60m x 4.87m
- ENSUITE
- BEDROOM 3.67m x 3.06m
- BATHROOM

## RESERVATION PROCESS

A non-refundable deposit of £1000 (to be held by Mark Evans Consultant will be required on agreement of an offer to reserve the property, at which point the Vendors solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 6 weeks of the issue of a draft contract with a Completion date to be confirmed dependant upon the stage at which the build has reached. However, should the Purchasers not proceed to an exchange of contracts within the required timescale, the deposit will be retained by Mark Evans Consultant to cover abortive costs.

## SERVICES

We understand that the property has the benefit of mains water and electricity.

## TENURE

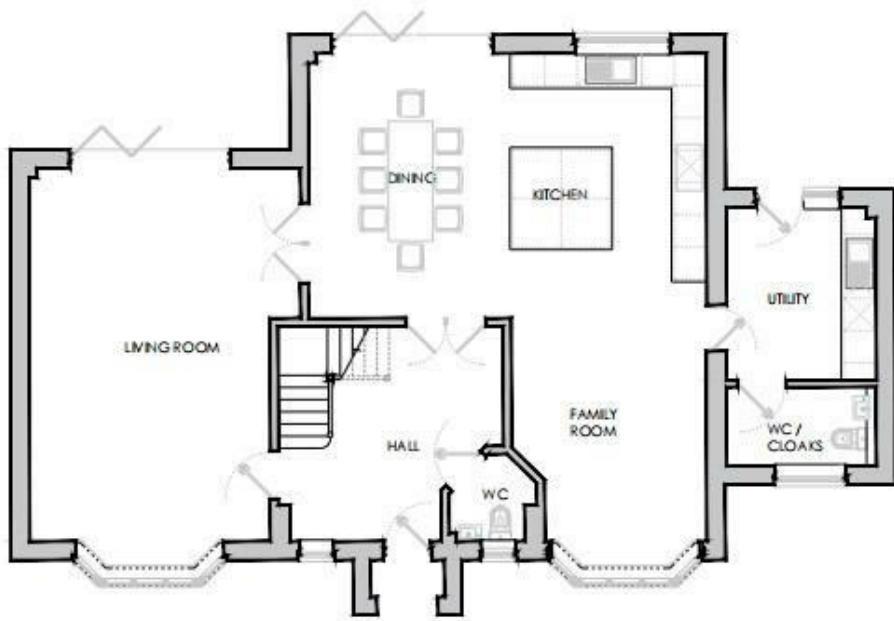
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

## VIEWING

For an 'on site' meeting with the Developer, please contact Halls Oswestry office to make the necessary arrangements. We would urge prospective Purchasers not to enter the site without prior arrangement.

## LOCAL COUNCIL AND COUNCIL TAX

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828 . Council Tax to be assessed.



1 PROPOSED GROUND FLOOR G.A.  
SCALE: 1:60

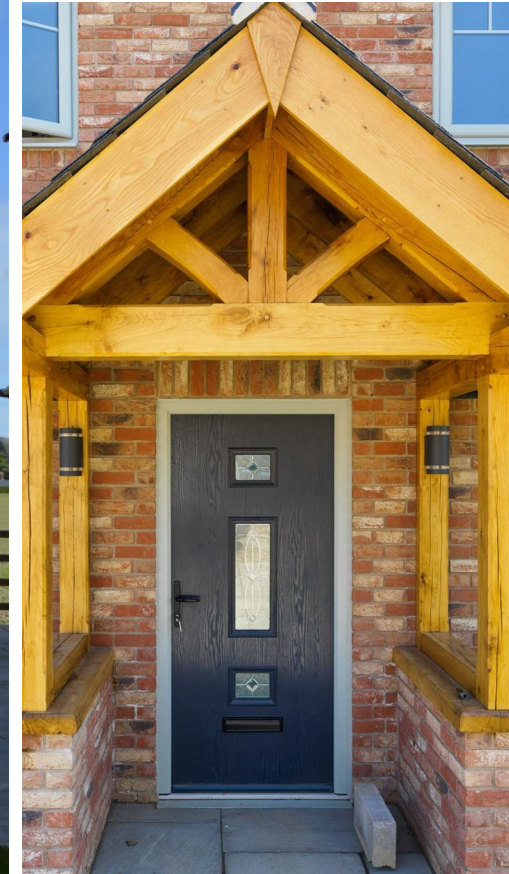


2 PROPOSED FIRST FLOOR G.A.  
SCALE: 1:60



FOR SALE

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EPC Rating

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>	74	74
(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	