

**FOR SALE**

Offers in the region of £485,000

**Oakfield Middleton Road, Oswestry, Shropshire, SY11 4LU**

A substantial mature 4 Bedroom Detached House offering versatile and flexible accommodation situated on the outskirts of the market town of Oswestry. The property offers extensive gardens with a variety of outbuildings and garages and is located in a desirable and convenient location.







- Large Mature Detached House
- Versatile & Flexible Accommodation
- A Range of Garages & Outbuildings
- Substantial Gardens
- Close to Local Amenities
- NO ONWARD CHAIN

## DIRECTIONS

WHAT3WORDS ///spoiler.ballooned.years

## SITUATION

The property occupies a charming position on the fringe of the thriving town of Oswestry, which offers shopping and leisure facilities. There are a number of country lanes leading away from the property providing some lovely walks. Commuters will find that the property is well placed for easy access to the A5 which gives access south beyond Oswestry to Shrewsbury and Telford or north to Wrexham, Chester and beyond. Gobowen Railway Station is approx. 3 miles away giving access to mainline routes for commuters.

## DESCRIPTION

Oakfield is a substantial 4 Bedroom detached property boasting generously proportioned flexible living accommodation with a range of garages, outbuildings and extensive gardens on the edge of the thriving market town of Oswestry

Internally the property provides around ??? of generously proportioned living accommodation presently comprising, on the ground floor, two reception halls, lounge, snug, sitting room, two functional kitchens, utility and guest cloaks/WC whilst on the first floor there are four double bedrooms, two en-suites, a family bathroom and sauna and could potentially provide multi-generation living.

Externally the property occupies a substantial plot in a convenient position not far from the thriving market town of Oswestry. The house nestles in substantial gardens incorporating a range of garages and outbuildings, patio, ponds and lawned areas and is surrounded by high hedges offering a good degree of privacy. The courtyard provides ample parking for a number of vehicles.

The sale of Oakfield does, therefore, provide the rare opportunity for purchasers to acquire a generously proportioned 4 bedroom home nestled within large gardens situated in a convenient yet peaceful setting near Oswestry.

## THE ACCOMMODATION

### ENTRANCE HALL

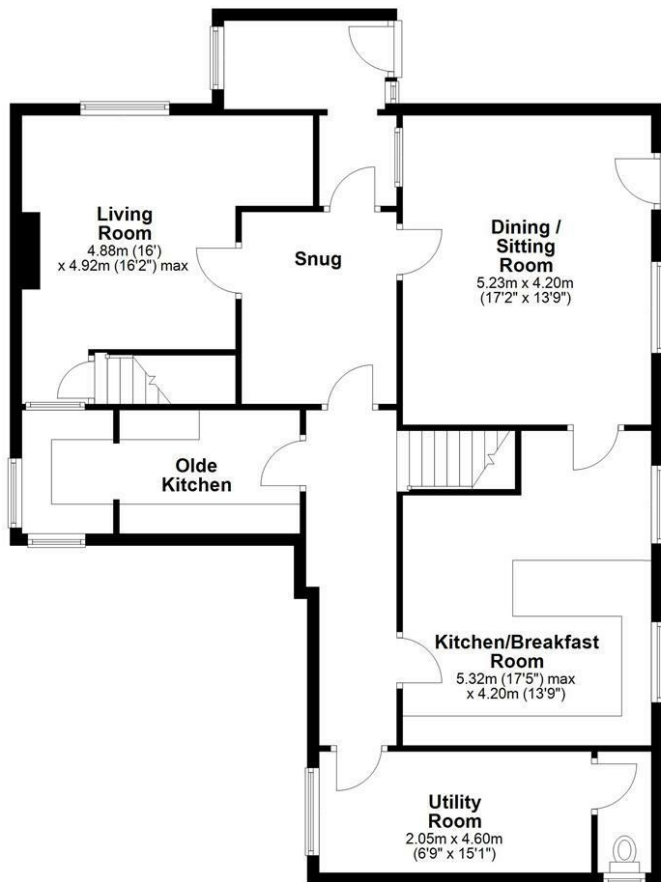
From a wooden door with side panels and decorative stained glass windows. Wood effect flooring, coat hooks, doors leading into:

### UTILITY ROOM

From a oak door with cast iron latch. Obscure window to side aspect, quarry tiled flooring, wood panelling to dado level, space and plumbing for washing machine, space for tumble dryer, vanity wash hand basin with mixer tap, fitted shelving, radiator.



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### **CLOAKROOM/WC**

With low level WC, frosted window to rear aspect, quarry tiled floor, wood panelling to dado level, oak door with cast iron latch.

#### **KITCHEN 1**

Fitted with a range of oak faced base units and eye level wall cupboards incorporating glazed display cabinets with worktop over and tiled surround. Stainless steel double drainer sink with mixer tap over. Breakfast bar with open shelving. BUILT-IN EYE LEVEL OVEN AND GRILL, BUILT-IN 4 RING GAS HOB with EXTRACTOR FAN ABOVE, BUILT-IN FRIDGE/FREEZER. BUILT-IN DISHWASHER Worcester combi boiler, understairs storage cupboard. Oak flooring from the local Cambrian Railway, ceiling spotlights, two windows.

#### **KITCHEN 2**

Fitted with a range of base cupboards and eye level wall units with worktop over and tiled surround. Twin bowl stainless steel sink unit with mixer tap. Space for oven with extractor fan, stained glass window to lounge. Quarry tiled floor, wood effect uPVC windows.

#### **LOUNGE**

Feature fire surround with marble effect inlay and hearth and inset coal effect fire, window to side aspect, French door leading to patio.

#### **REAR ENTRANCE HALL**

With fitted coat hooks, quarry tiled floor, window and beams to ceiling.

#### **SNUG**

Feature fireplace with quarry tiled hearth.

#### **SITTING ROOM**

Feature brick fireplace with quarry tiled hearth and inset gas fire, door to second staircase leading to the first floor, understairs storage cupboard.

#### **REAR PORCH AREA**

Tiled flooring with underfloor heating, fitted coat hooks,

#### **FIRST FLOOR LANDING**

Loft access point, window to side aspect, door to:

#### **BEDROOM 1**

Dual aspect windows, built-in wardrobes, doors to:

#### **EN-SUITE**

Fitted bathroom suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin, level flush WC and bidet. Wall mounted mirror with lighting, dual aspect windows, tiled surround.

#### **SAUNA**

Being fully boarded with bench and electric effect coals.

#### **BEDROOM 2**

Dual aspect windows.

#### **BEDROOM 3**

Front aspect window.

#### **BEDROOM 4**

Built-in wardrobes with integrated vanity unit.

#### **EN-SUITE**

Shower cubicle, front aspect window.

#### **FAMILY BATHROOM**

Fitted bathroom suite comprising panelled bath with shower above and concertina shower screen, pedestal wash hand basin and low level flush WC. Fully tiled surround with mosaic border tile, side aspect window, ceiling spotlights airing cupboard housing the hot water cylinder.

#### **OUTSIDE**

The property is approached over a large tarmac driveway flanked both sides by lawned gardens and mature trees and shrubs. This leads to a large courtyard with an array of outbuildings and garages.

To the side of the property is a good size slabbed patio area providing an ideal outdoor entertainment space. A further slabbed area with dual ponds and lawned area.

#### **SINGLE GARAGE**

With manual opening double wooden doors, power connected.

#### **LARGE WORKSHOP**

Timber framed with a corrugated metal roof covering, power units, concrete base.



**OPEN FRONTED GARAGE/STORE**

The first part is metal framed with timber outside and breezeblock base with concrete floor and stable door. The second part has a stable door to the side, power connected.

**OUTHOUSE**

Concrete base.

**THE GARDENS**

The rear garden includes a large lawned area with a wild pond and is interspersed by a plethora of mature trees and shrubs. The gardens are enclosed by high hedges which offers a good degree of privacy.

**PLANNING PERMISSION**

We are informed by the present owners that the property driveway previously had Planning Permission in 2018 for 3 detached houses to be built. This has since lapsed but possibly could be reinstated.

**GENERAL REMARKS****FIXTURES AND FITTINGS**

Fitted carpets as laid and blinds. Only those items listed in these particulars are included in the sale.

**SERVICES**

Mains electricity and gas are connected. Foul drainage is to a septic tank. The water supply comes from a bore hole.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently banded in Council Tax Band E - Shropshire Council.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP.



# FOR SALE

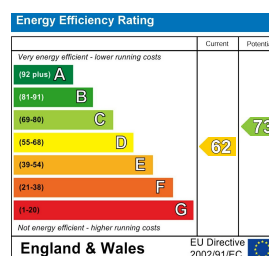
## Oakfield Middleton Road, Oswestry, Shropshire, SY11 4LU



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



### 01691 670320

#### Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.