

**FOR SALE**

Offers in the region of £435,000

8 Ellis Meadows, Selattyn, Oswestry, SY10 7FE

Ellis Meadow development within the picturesque village of Selattyn, this beautifully presented four-bedroom detached home offers the perfect blend of modern specification and rural tranquillity. Built by a respected local developer, the property enjoys an elevated position with stunning, uninterrupted views over the Shropshire countryside — offering buyers a rare opportunity to enjoy peaceful village living just minutes from Oswestry.







- **Luxury Detached 4 Bed Home**
- **Constructed Approx. 2 Years Ago**
- **Generously Proportioned Rooms**
- **Contemporary Kitchen & Bathrooms**
- **Ample Off-Road Parking**
- **Enclosed Rear Garden**

## DIRECTIONS

From Oswestry town centre, take the B4580 (Upper Brook Street) heading west out of town. Continue for approximately 2.5 miles, passing through Trefonen Road. Turn right at the signpost for Selattyn and follow this road into the village. Upon entering Selattyn, continue along the main road (marked Gyrn Road) and look for the entrance to Ellis Meadow, a modern development on your right-hand side. Turn into the development, and number 8 is located on the left-hand side, enjoying an elevated position with views across the surrounding countryside.

## SITUATION

Selattyn is a most popular and sought after village situated some 5 miles from the centre of Oswestry. The area is renowned for its unspoilt surroundings and active village community with public house, Parish church and primary school. Larger shopping facilities are available in Oswestry. The A5 at Oswestry and the A483 give easy access to daily travelling to Wrexham/Chester to the north west and to Shrewsbury and Telford to the south and Welshpool and Newtown to the West.

## DESCRIPTION

Ellis Meadow development within the picturesque village of Selattyn, this beautifully presented four-bedroom detached home offers the perfect blend of modern specification and rural tranquillity. Built by a respected local developer, the property enjoys an elevated position with stunning, uninterrupted views over the Shropshire countryside — offering buyers a rare opportunity to enjoy peaceful village living just minutes from Oswestry.

From the moment you step inside, the spacious reception hall sets the tone for this light-filled, thoughtfully designed home. The large living room is an inviting retreat, with an electric log burner providing cosy warmth and a traditional focal point — ideal for relaxed family evenings or entertaining guests.

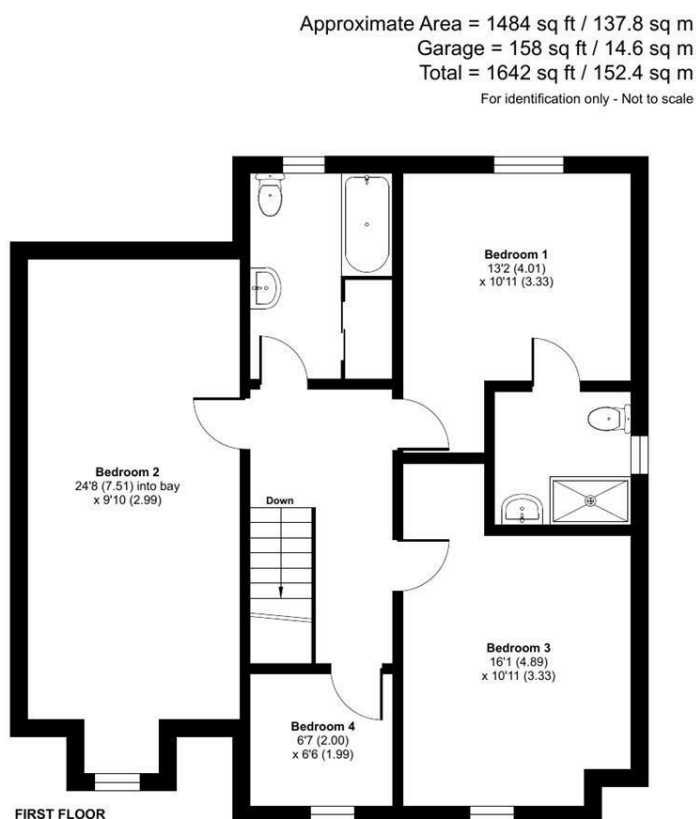
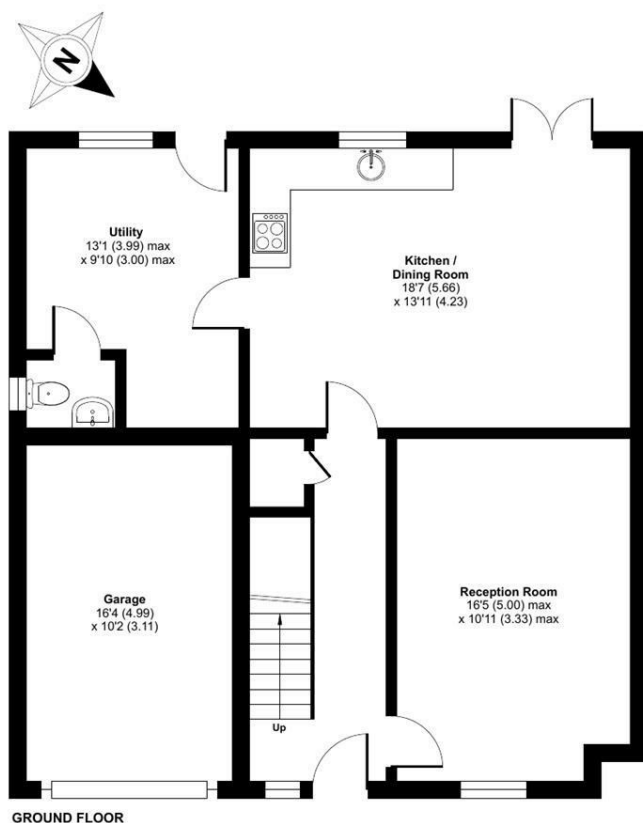
At the rear, the heart of the home is a striking open-plan kitchen/dining room featuring timeless Shaker-style cabinetry, luxurious quartz worktops, and a full range of integrated appliances including an electric oven, induction hob, fridge freezer and dishwasher. French doors open directly onto the patio and rear garden, creating a seamless flow between indoor and outdoor spaces — perfect for summer entertaining.

A well-equipped utility room, located just off the kitchen, offers extra storage and space for laundry appliances, while the ground-floor cloakroom adds everyday convenience for guests and residents alike.

Upstairs, four spacious bedrooms provide flexibility for growing families, working from home, or hosting visitors. The master bedroom enjoys its own en suite shower room, offering a private sanctuary, while the remaining rooms are served by a stylish and modern family bathroom.

Modern comfort is ensured by an eco-efficient air source heat pump, underfloor heating throughout the ground floor, and double-glazed windows and doors throughout the property — combining sustainability with day-to-day warmth and comfort.

Externally, the property benefits from a tarmac driveway with space for four cars and a single garage with an electric door, offering secure parking and storage. The enclosed rear garden features a paved patio and a neatly landscaped lawn with floral borders — providing a safe and attractive space for family enjoyment.



Approximate Area = 1484 sq ft / 137.8 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1642 sq ft / 152.4 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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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.



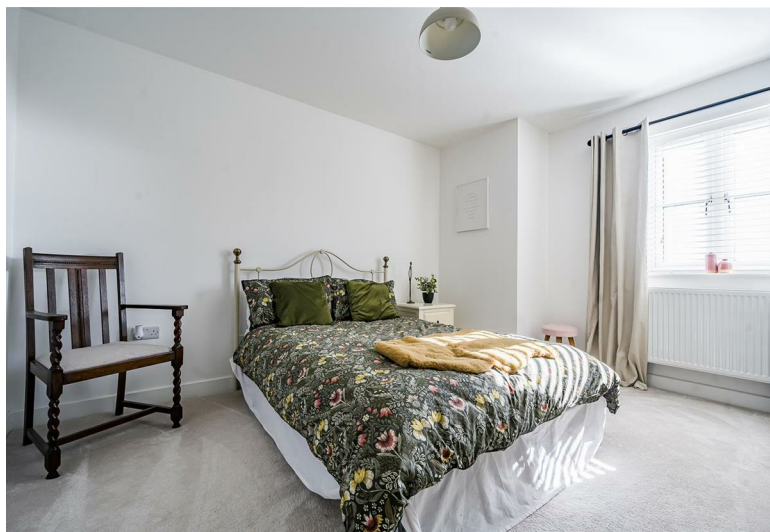
2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### **ENTRANCE HALL**

Stairs to first floor, door to understairs storage cupboard.

#### **RECEPTION ROOM**

Feature fireplace with electric log burner, front aspect window.

#### **OPEN PLAN KITCHEN/DINING ROOM**

Fitted with a range of high quality Shaker style units with quartz worktops over and tiled surround. Integrated electric oven with induction hob over and chimney extractor. Integrated fridge/freezer and dishwasher. Belfast sink with mixer tap over, French doors leading out to the patio, tiled floor, ceiling spotlights.

#### **UTILITY ROOM**

Fitted with a matching range of base units to Kitchen. Space and plumbing for washing machine, rear aspect window, part glazed entrance door, tiled floor.

#### **GUEST CLOAKS/WC**

With low level flush WC and wash hand basin. Tiled floor.

#### **FIRST FLOOR LANDING**

With access to loft space.

#### **BEDROOM 1**

With rear aspect window.

#### **EN-SUITE**

Fully tiled shower cubicle with rain head attachment, wall hung wash hand basin and low level flush WC. Obscure window, shaver point.

#### **BEDROOM 2**

Front window aspect.

#### **BEDROOM 3**

Front window aspect.

#### **BEDROOM 4/OFFICE**

Front window aspect.

#### **BATHROOM**

Fitted bathroom suite comprising panelled bath with shower over and glazed splash screen, pedestal wash hand basin and low level flush WC. Obscure window, tiled floor.

#### **OUTSIDE**

The property is approached over a long driveway providing ample off road parking for a number of vehicles and leading to:

#### **INTEGRAL GARAGE**

With electrically operated doors.

#### **THE GARDENS**

To the rear of the property is a slabbed patio providing an ideal outdoor entertainment space beyond which is a lawned garden.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid. Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water, electricity and drainage are understood to be connected. Heating is by way of an Air Source system. None of these have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently banded in Council Tax Band D.

#### **VIEWINGS`**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.







# FOR SALE

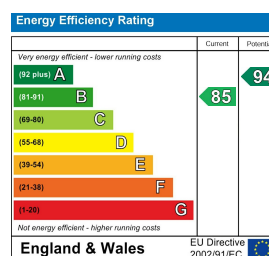
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



### 01691 670 320

#### Oswestry Sales

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



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