



FOR SALE

Offers in the region of £545,000

Chesterfield Babbinswood, Oswestry, SY11 4PQ

Chesterfields is a beautifully positioned three-bedroom detached home set in generous gardens with open countryside views on the edge of Whittington village. Offering privacy, potential, and lifestyle appeal, it's an ideal rural retreat within walking distance of local amenities.





- Incredible Landscaped Gardens
- Rural Village Location
- Easy Access to Commuting Links
- Ample Parking and Garage
- Views Over Fields
- Large Country Style Home

DESCRIPTION

A private, beautifully positioned country home with stunning gardens, open views, and excellent potential – all within walking distance of village amenities.

Tucked away in the sought-after village of Babbinswood, Chesterfield is a rare opportunity to acquire a well-proportioned three-bedroom detached home set in approximately half an acre of landscaped, prize-winning gardens, enjoying far-reaching views across open countryside. This peaceful, rural setting offers the best of both worlds: scenic seclusion with the convenience of a short walk to the local school, shops, pubs, and regular bus links to Oswestry, Wrexham, and Shrewsbury.

Internally, the home offers approximately 1,155 sq ft of well-balanced living space, including two reception rooms, a bright conservatory, a family kitchen/breakfast room, utility room, and ground floor cloakroom. The layout provides excellent flow and functionality, and there is clear scope to extend or reconfigure to create a four-bedroom layout, subject to permissions.

Upstairs are three bedrooms, including a principal suite, with shower room, a second double bedroom, and a versatile third bedroom currently used as an office with a pull-down bed – ideal for guests or remote working. A modern family bathroom completes the accommodation.

The setting is truly exceptional. The gardens have been lovingly maintained and awarded for their design, creating a private, outdoor oasis with year-round interest. The surrounding views are uninterrupted, with no immediate neighbours overlooking the plot. A single garage and driveway provide ample off-street parking.

Further benefits include oil-fired central heating, double glazing, cavity wall and attic insulation, and full broadband availability. The property will be sold with an up-to-date Energy Performance Certificate (in progress).

This is a home that will appeal to buyers seeking space, tranquillity, and lifestyle – a property that's ready to enjoy, but with the flexibility to evolve with you.

SITUATION

Chesterfield occupies a private and peaceful position on the edge of the desirable village of Whittington, just outside Oswestry, in the heart of the North Shropshire countryside. Set back from the road with open views across surrounding farmland, the property offers a rare combination of seclusion and accessibility.

Whittington is a thriving village with a strong community feel, offering a primary school, village shop, two pubs, a post office, and a medieval castle, all within easy walking distance. A nearby bus stop provides regular public transport links to Oswestry, Wrexham, Ellesmere, and Shrewsbury, making this an ideal location for commuters, families, or downsizers alike.

The market town of Oswestry (approx. 3 miles) provides a wide range of amenities, including supermarkets, restaurants, schools, and healthcare facilities. The nearby A5 and A483 offer excellent road connections to the national motorway network and regional centres including Chester, Birmingham, and Mid Wales.

This setting is particularly appealing to buyers seeking countryside surroundings without compromising on day-to-day convenience – a lifestyle opportunity in a location that blends peace, views, and village life with ease of access to the wider region.

DIRECTIONS

From Oswestry, take the B5009 Whittington Road heading east out of town. Continue out of the village of Whittington, passing the cricket field on your left and into Babbinswood. You will see our arrow board on the left take the turning and Chesterfield will be seen at the end of the drive.

Chesterfields is accessed via a shared private driveway on the left-hand side, just before the turning for Babbinswood. Look for a discreet turning with hedged boundaries – the property is set back from the road and enjoys a quiet, private position.

If using a Sat Nav, the postcode SY11 4PQ will direct you close to the entrance.

For precise navigation, you can use the What3Words address: ///lodge.shelter.torch

SCHOOLING

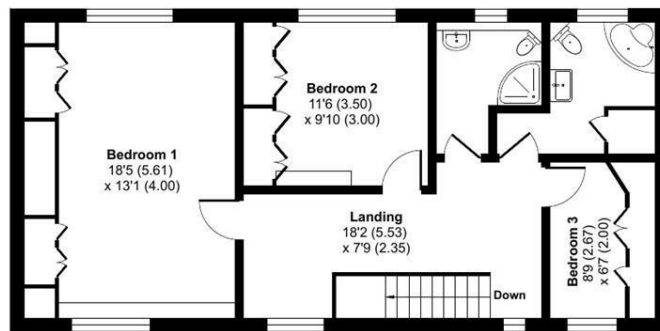
Chesterfields is ideally located for families, with access to a range of respected local schools at both primary and secondary levels.

The property is within walking distance of Whittington C of E Primary School, a well-regarded village school rated Good by Ofsted. Its strong community ethos and rural setting make it a popular choice for local families.

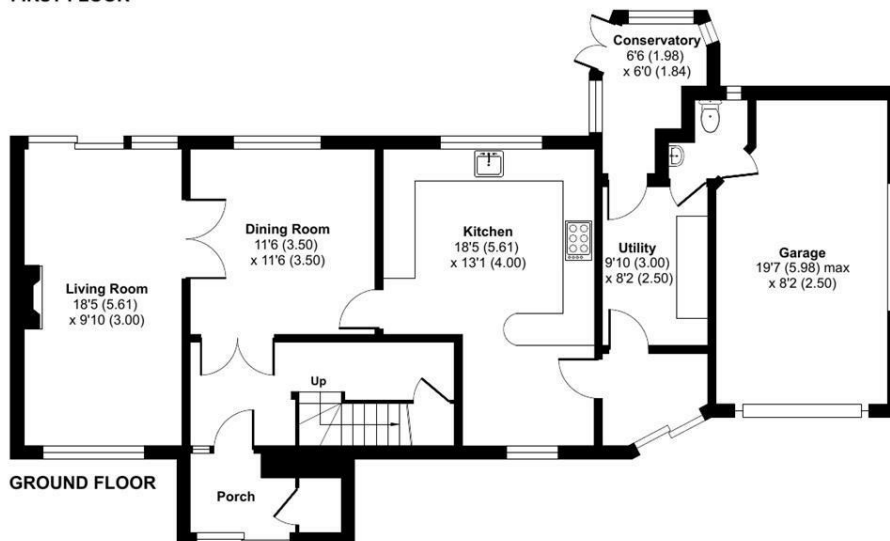
For secondary education, the home falls within the catchment for The Marches School in Oswestry, a large and successful academy with a broad curriculum and sixth form provision. There are also a number of independent options nearby, including Moreton Hall and Oswestry School, both offering day and boarding education from early years through to sixth form.

Further afield, Ellesmere College and Shrewsbury School offer nationally renowned independent education options within a 30–45 minute drive.

This combination of quality local and private schooling options makes Chesterfields an excellent base for families prioritising education and a balanced rural lifestyle.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1606 sq ft / 149.2 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1797 sq ft / 166.9 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). © nrichcom 2025. Produced for Halls. REF: 1283990



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



3 Bedroom/s



2 Bath/Shower
Room/s



PROPERTY

Chesterfields is a well-presented and characterful detached home, set in approximately half an acre of beautifully maintained and award-winning gardens, offering an exceptional lifestyle opportunity for buyers seeking space, privacy, and countryside charm.

The property provides approximately 1,155 sq ft of well-balanced internal accommodation, with scope to extend or adapt the layout (subject to planning). A welcoming entrance hall leads into two generous reception rooms, including a cosy sitting room with a multi-fuel stove, and a versatile dining room ideal for entertaining. A bright conservatory captures garden views and offers a seamless connection between indoor and outdoor living.

The kitchen/breakfast room is well-fitted and includes an electric oven and gas hob, alongside a walk-in pantry and space for informal dining. A utility room and ground floor WC complete the downstairs.

Upstairs, there are three bedrooms – the principal bedroom benefits from its own en suite shower room, while the third bedroom, currently used as an office with a fold-down double bed, is perfect for remote working or guests. A modern family bathroom serves the remaining bedrooms.

Outside, the gardens are a standout feature, lovingly landscaped and maintained to a high standard. The space includes formal lawns, mature borders, vegetable beds, and open views across farmland. A single garage and driveway provide ample parking, and a shared private drive gives access to the property — with a potential opportunity to purchase the drive strip and remove third-party rights of way (subject to negotiation).

The home also benefits from oil-fired central heating, double glazing, cavity wall and loft insulation, and a strong broadband connection — ideal for modern living in a rural setting.

This is a home that offers space, seclusion, and the chance to embrace a countryside lifestyle while still being connected to the vibrant village of Whittington and the wider region.

OUTSIDE

One of the most outstanding features of Chesterfields is its beautifully landscaped and award-winning garden, which wraps around the property and extends to approximately half an acre, offering exceptional privacy, space, and tranquillity.

The gardens have been lovingly designed and maintained, with a thoughtful balance of formal lawned areas, established planting, vegetable beds, and seasonal borders, creating interest and colour throughout the year. Mature hedgerows and trees provide natural screening without obstructing the panoramic countryside views, making this an ideal setting for relaxation, entertaining, or family life.

The property is approached via a shared private drive, leading to a single garage and a driveway providing ample off-road parking. The peaceful position — set back from the road with no passing traffic — adds to the sense of seclusion and calm.

There is potential for further garden development, including the addition of a garden studio, greenhouse, or further landscaping, subject to any necessary consents. For buyers with an eye for outdoor living, Chesterfields offers a canvas of rare quality and privacy in one of the area's most charming settings.



THE ACCOMMODATION COMPRISES:

-Ground Floor-
Entrance Porch
Entrance Hall
Cloakroom / Guest WC
Sitting Room
Dining Room
Conservatory
Kitchen / Breakfast Room
Utility Room

-First Floor-
Landing
Bedroom One (Principal)
En Suite Shower Room
Bedroom Two
Bedroom Three / Study
Family Bathroom

SERVICES

We understand that the property has the benefit of:
Mains electricity is connected.
Water is believed to be mains supplied.
Drainage is understood to be private (subject to confirmation).
Oil-fired central heating.
Double glazing throughout.
Telephone line and broadband connected.
Buyers are advised to confirm service details with their legal adviser.

TENURE

The property is understood to be Freehold.
This should be verified by the purchaser's solicitor during pre-contract enquiries.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire Council.

Council Tax Band and confirmation of any local planning policies or restrictions should be verified directly via the local authority or through your solicitor during pre-contract enquiries.

COUNCIL TAX

We understand that the Council Tax Band for Chesterfields, Whittington is Band E, under the jurisdiction of Shropshire Council

VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry SY11 2SP
Tel: 01691670320
Email: oswestry@halls.gb.com

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



FOR SALE

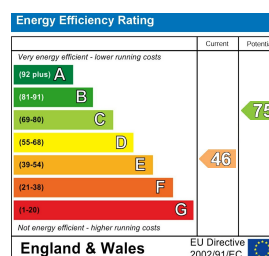
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01691 670320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP

E: oswestry@hallsgb.com



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