



WOOD COTTAGE

MAESBROOK | OSWESTRY | SY10 8QS





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Oswestry 7 miles | Wrexham 22 miles | Shrewsbury 15 miles | Chester 33 miles
(All mileages are approximate)

A CHARMING AND EXCEPTIONALLY WELL-PRESENTED DETACHED
COUNTRY RESIDENCE, NESTLED WITHIN JUST UNDER
AN ACRE OF LANDSCAPED GARDENS

Self-contained annexe – ideal for family or guests
Five beds, spacious living & modern kitchen
Peaceful setting with great road links
Private drive, double garage & plenty of parking
Lawned gardens, patio, veg plot & greenhouse



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Wood Cottage offers prospective buyers a rare opportunity to acquire a substantial, updated country home with the added flexibility of a self-contained annexe. The property has been thoughtfully redecorated throughout, with new carpets fitted in the annexe, preserving much of its original charm. The mature gardens provide privacy and scope for further landscaping.

With its combination of spacious accommodation, attractive setting, and excellent transport links, Wood Cottage is perfectly suited to growing families, buyers seeking multi-generational living, or those desiring peaceful countryside living without sacrificing accessibility.

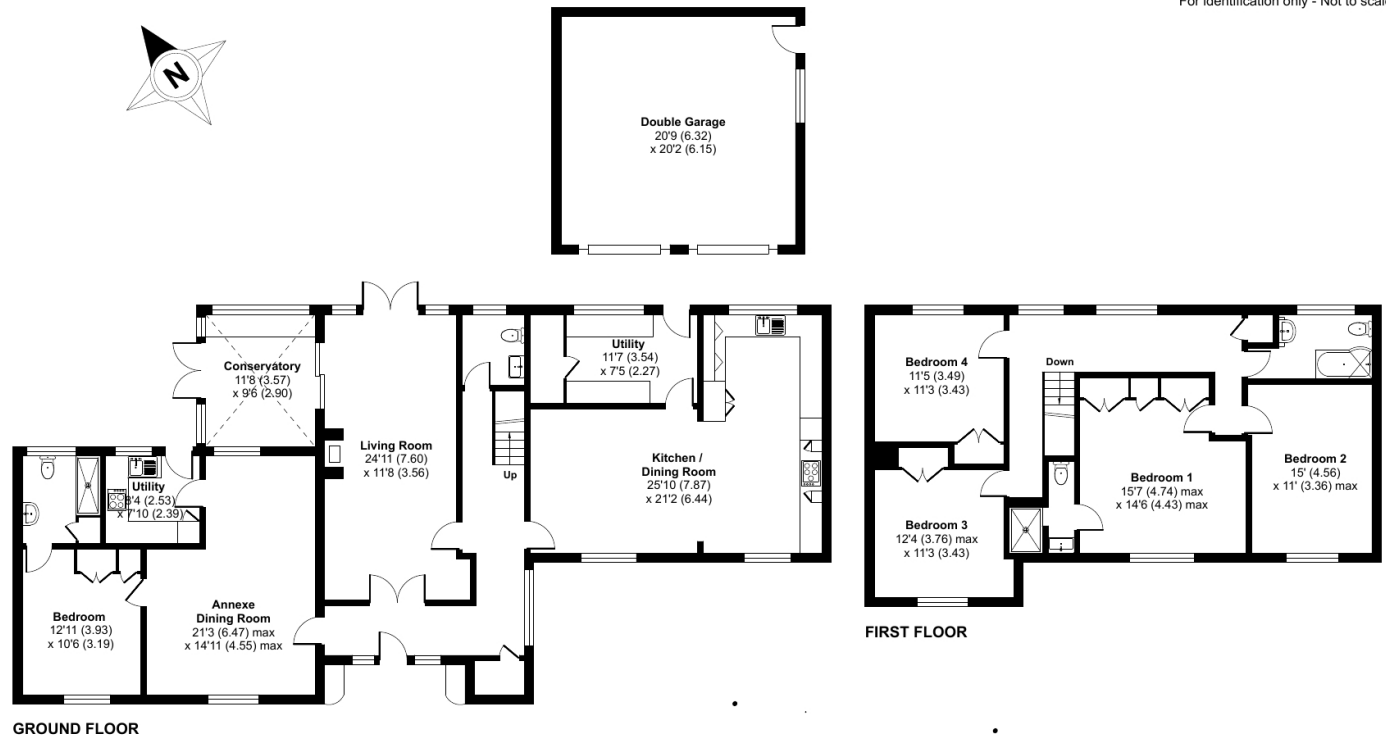
SITUATION

Wood Cottage enjoys a wonderfully private setting on the outskirts of Maesbrook, a charming North Shropshire hamlet amidst the picturesque Shropshire Marches. The property benefits from peace and tranquillity, whilst remaining highly accessible to the nearby market town of Oswestry and the county town of Shrewsbury, both offering comprehensive amenities and schooling options. The surrounding countryside offers excellent walking, cycling, and outdoor pursuits, including the nearby Oswestry Hills and various nature reserves.

The village of Knockin, approximately 2 miles away, offers a village shop, post office, cricket club and medical centre. Despite its rural feel, Wood Cottage remains well connected to the regional motorway network with access to the A5, M54, and M6 for travel to Chester, Birmingham, and beyond.

PROPERTY

The main entrance opens into a welcoming hallway that provides access to both the main house and the self-contained annexe. To the left, the spacious dual-aspect lounge offers a comfortable and inviting living area,



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1311377

centred around a wood-burning stove. Glazed doors lead out to the rear garden, while an adjoining conservatory provides the perfect spot to relax and enjoy views over the grounds. The separate dining room offers ample space for entertaining, with a utility room and cloakroom conveniently located off the main hall.

At the heart of the home is a bright and well-proportioned kitchen/breakfast room, fitted with

a range of units and worktops. A range-style cooker adds to the farmhouse feel, with windows offering pleasant views to both the front and rear gardens.

Upstairs, the first floor accommodates four generously sized bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining three bedrooms are served by a spacious family bathroom.

Approximate Area = 2775 sq ft / 257.8 sq m
Garage = 418 sq ft / 38.8 sq m
Total = 3193 sq ft / 296.6 sq m
For identification only - Not to scale





SELF-CONTAINED ANNEXE

The self-contained annexe, ideal for dependent relatives, guests, or rental potential, comprises an open-plan lounge/dining room, a fully fitted kitchen, and a double bedroom with fitted wardrobes and its own en-suite shower room—all accessed via a private entrance for complete independence.

OUTSIDE/GARDENS

The property is approached via a long private gravelled driveway, providing ample parking and turning space, and leads to a detached double garage with power and lighting.

The gardens are a notable feature, providing an extensive lawn interspersed with mature fruit trees, well-stocked borders, a greenhouse, and a productive vegetable garden. A paved patio and raised ornamental pond offer superb settings for outdoor entertaining, all enjoying a backdrop of unspoilt open countryside. The total plot extends to just under one acre, offering privacy and excellent outdoor space for families and pets.

SCHOOLING

A wide range of schooling can be found locally including Primary and Secondary Schools.

In addition there are numerous private schools for both boys and girls in the area including Shrewsbury School, Ellesmere College, Moreton Hall, Adcote and Shrewsbury High School for the seniors and Packwood Haugh, Kingsland Grange and the Junior High School for the younger age group.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. None of these have been tested.

EPC

Rated D.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



DIRECTIONS

What3Words /////juicy.gravitate.earlobe

Leave Oswestry heading southeast along Leg Street (B4579) and continue for about 0.6 miles. Turn right onto Maesbury Road and follow it for just under a

mile. At the junction, turn right onto the A483 and drive for approximately 2.7 miles. Turn left onto the B4396 and continue for another 2.3 miles. Then take a right turn, and after 0.9 miles, turn right again. The property is located a short distance ahead on the left.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



