



5 Disley Close

GOBOWEN | OSWESTRY | SY11 3QG





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Oswestry 5 miles | Oswestry 3.5 miles | Wrexham 11 miles | Shrewsbury 20 miles | Chester 23 miles
(all mileages are approximate)

A STYLISH AND SUBSTANTIAL FIVE-BEDROOM DETACHED HOME

Impressive modern detached family home in a private, tucked-away estate
Designer open-plan kitchen/dining space with island and bay window breakfast area
Detached double garage with EV charging point and ample driveway parking
Grand reception hall with statement staircase and galleried landing
Convenient for Gobowen's amenities and rail station; easy access to A5/A483 and Oswestry



Oswestry Office

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Viewing is strictly by appointment with the selling agents

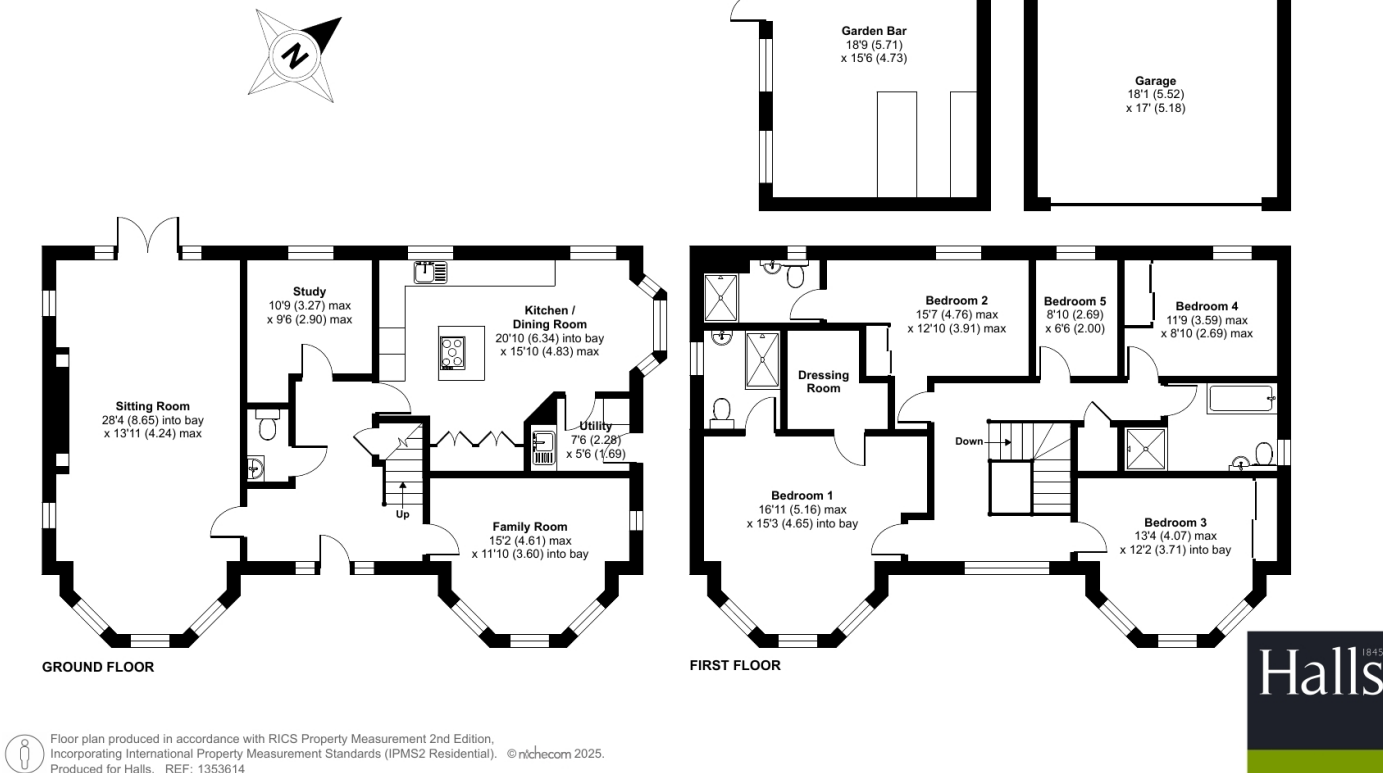
DESCRIPTION-

Set within an exclusive modern cul-de-sac, this impressive home offers excellent space, style and day-to-day practicality. A welcoming entrance hall makes a strong first impression with a feature staircase and galleried landing. To the front, a sizeable sitting room spans the depth of the house with a contemporary media wall and an extra-large electric fire, with doors opening to the garden. A separate snug/cinema room provides a flexible second reception, while a dedicated study provides an ideal space for home working or quiet reading.

The heart of the home is the open-plan kitchen/dining space. A bespoke Nolte kitchen with central island is complemented by premium specifications including a Quooker boiling-water tap, Bosch appliances, integrated dishwasher, integrated fridge/freezer, integrated oven, integrated microwave with warming tray, induction hob and a wine cooler—ideal for both everyday living and entertaining. Completing the ground floor are a utility and guest cloakroom (WC).

Upstairs, the principal bedroom suite enjoys excellent proportions and an en-suite shower room, with dressing room providing generous storage. Four further bedrooms are served by stylish bath/shower rooms, delivering a total of three bath/shower rooms across the house. Throughout, fitted Venetian blinds feature to every window.

Outside, the property is superbly set up for modern living: an EV charger, electric garage door and an outside power point add convenience, while the fully insulated garden bar (with full electrics) creates a brilliant year-round entertaining space alongside a large separate shed. Practical touches include an integrated loft hatch/ladder leading to an extra-large, boarded loft for excellent storage. Security and peace of mind are provided by a house alarm and four CCTV cameras with router backup, and there are approximately five years remaining on the original ten-year structural warranty.

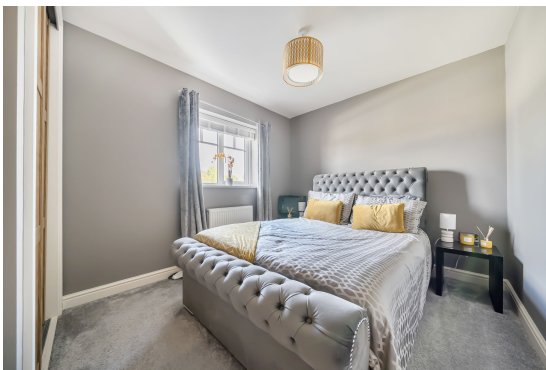


OUTSIDE-

To the front there is parking for several vehicles in addition to a detached double garage fitted with an EV charging point. The rear garden is attractively tiered with paved seating areas and lawns for low-maintenance enjoyment. A standout feature is the substantial garden bar/lodge which is insulated, creating a brilliant year-round entertaining space.

SITUATION-

Disley Close is a small, private development in Gobowen, a popular village just north of Oswestry. The village offers day-to-day amenities, primary schooling and a railway station with connections to Shrewsbury, Chester and beyond. Road links to the A5/A483 place Shrewsbury, Wrexham and Chester within easy reach.



- Approach & Entrance
Covered entrance opening into an impressive reception hall with space for coats and furniture.
- Reception Hall
Welcoming, with galleried landing and doors to the main rooms, kitchen, utility and cloakroom.
- Sitting Room
A spacious front-to-back reception with feature focal point and glazed doors to the terrace and garden.
- Snug / Cinema Room
Versatile second reception—ideal as a TV room, playroom or home office.
- Kitchen / Dining / Family Room
The heart of the home: open-plan with ample storage and French doors to the garden.
- Utility & Cloakroom
Practical spaces with external access and guest WC.
- First Floor Landing
Light and spacious with airing cupboard and loft access.
- Principal Bedroom Suite
Generous double with private en-suite.
- Bedrooms Two, Three & Four
Three further good-sized rooms, flexible for family or work.
- Bath/Shower Rooms
Three in total, including the en-suite and family bathroom.

SCHOOLING

The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

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 are informed that mains water, electricity, gas and drainage are connected. EV charging point at the garage.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///second.leap.hazy

From Oswestry, take the A5 westbound towards the bypass. Continue straight over the bypass and into Gobowen village. At the main roundabout, take the first exit onto B5009, Head towards the top of B5009 and take the right on to Disley Close just ahead of Henlle Lane, Follow the road around and the property



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

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.



