



Sycamore Cottage, Wigmarsh, West Felton, Oswestry, SY11 4HB

4 bedroom detached house—£775,000 Freehold

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Coopergreenpooks.co.uk

£775,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Located in a wonderful setting surrounded by open countryside, this very attractive and individual property offers extensive accommodation with just over an acre of beautiful landscaped gardens.

KEY FEATURES

- Very spacious accommodation with lots of impressive features, such as exposed beams and open fireplaces.
- Entrance vestibule with glazed panelled double doors opening to a large entrance hall with shower room.
- Living room with wood effect flooring, ornate wood and cast-iron fireplace, window to front and glazed panelled double doors to rear.
- Separate dining room and in addition to which there is also a sitting room with open fireplace and a family room that has glazed sliding doors to garden.
- Kitchen breakfast room fitted with a range of matching units with granite work surfaces and integrated appliances. Adjoining which there is a utility room which opens to a covered rear terrace.
- Staircase from hall to landing which has a study area that could provide a 4th bedroom.
- 3 further large double bedrooms (with built in wardrobes) and a family bathroom. The main bedroom also has an en suite shower room.
- LPG gas heating and double-glazed windows.
- There are 2 separate driveways providing parking for at least 4 cars. The main driveway also provides access to a detached double garage.
- Magnificent mature gardens that adjoin open countryside. They are mainly lawned with established beds, trees and an orchard. There is also lovely, paved sun terrace and an idyllic wild meadow.
- The property is about a 15-minute drive from Oswestry and 30 minutes from Shrewsbury. The local Villages of both West Felton and Ruyton IX Towns are less than 3 miles away.
- No onward chain.

Cooper Green Pooks
3 Barker Street
Shrewsbury
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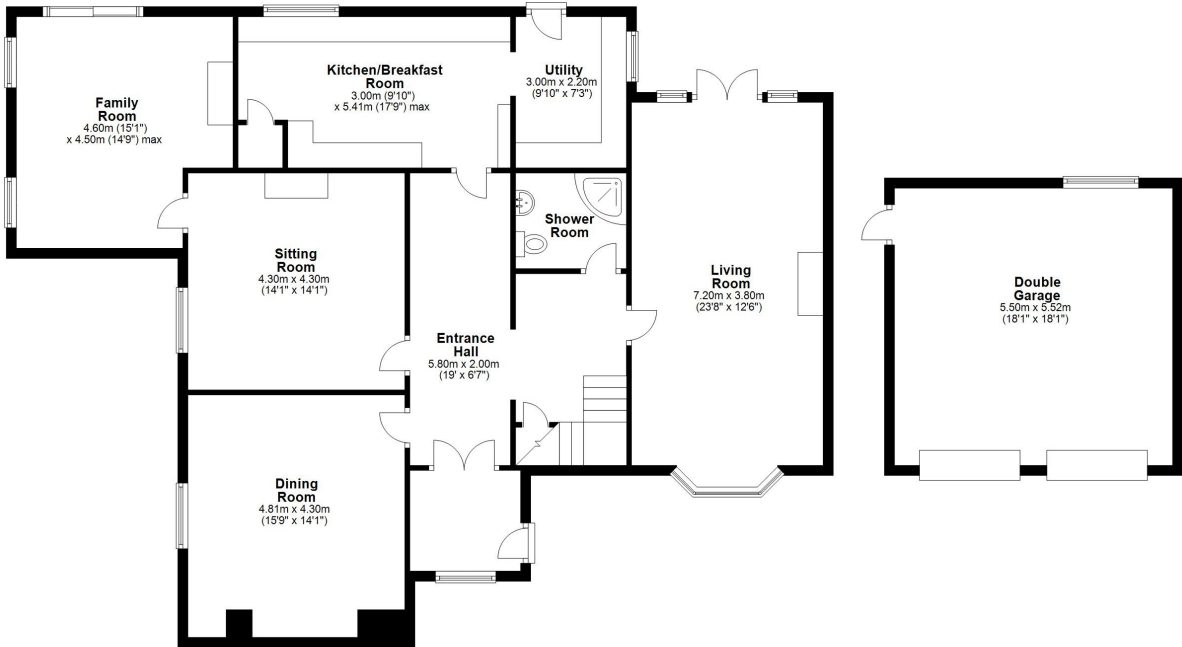


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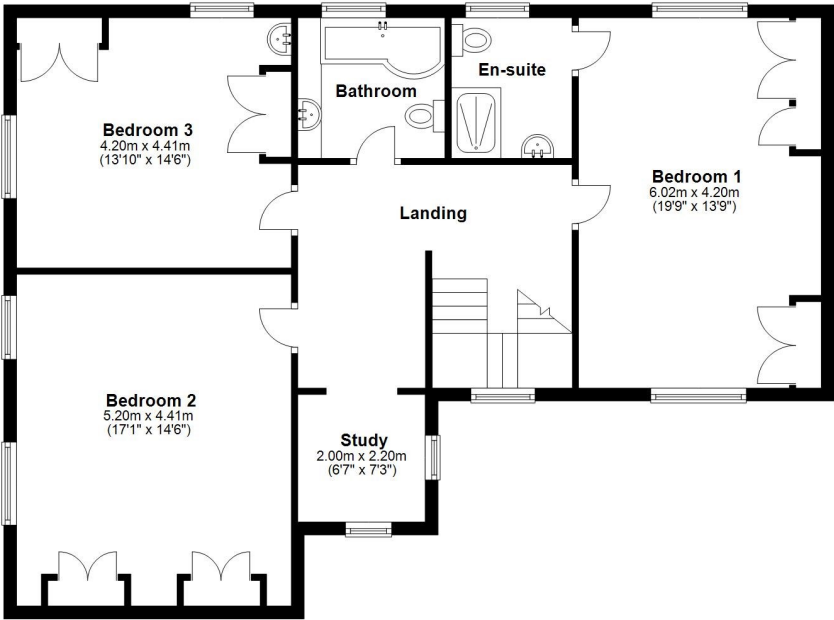
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Ground Floor
Approx. 171.4 sq. metres (1844.6 sq. feet)



First Floor
Approx. 92.2 sq. metres (992.7 sq. feet)



Total area: approx. 263.6 sq. metres (2837.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







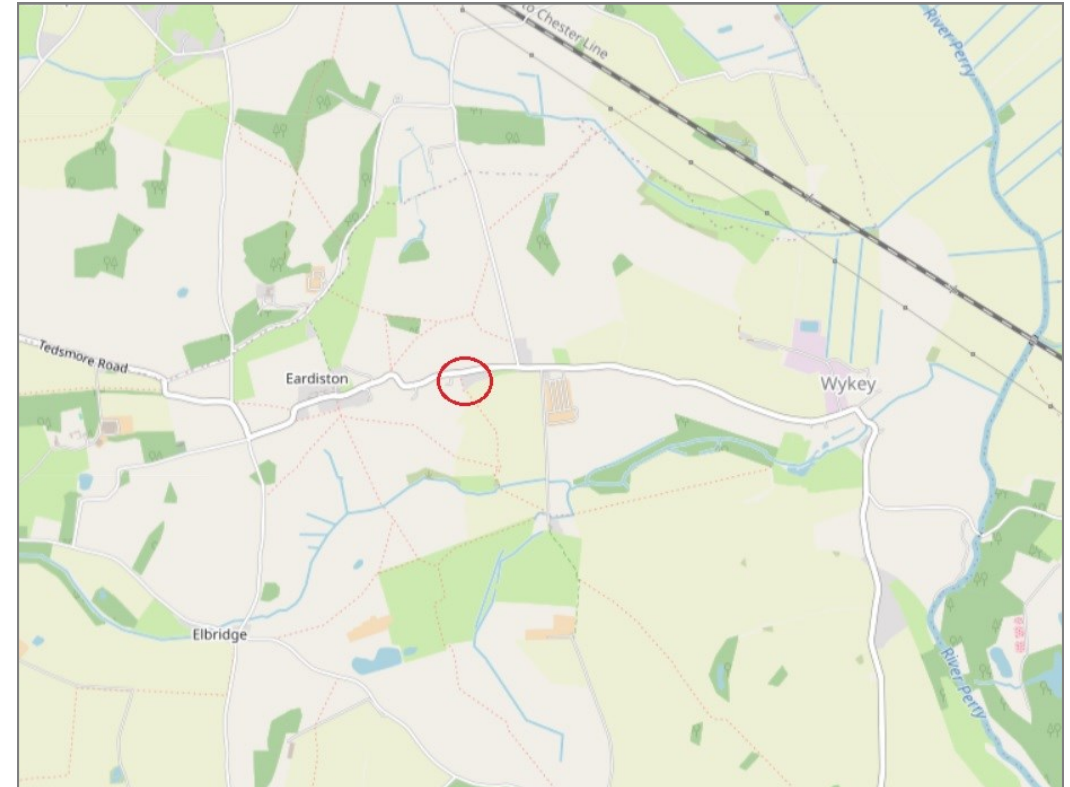




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band G
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
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01743 276666



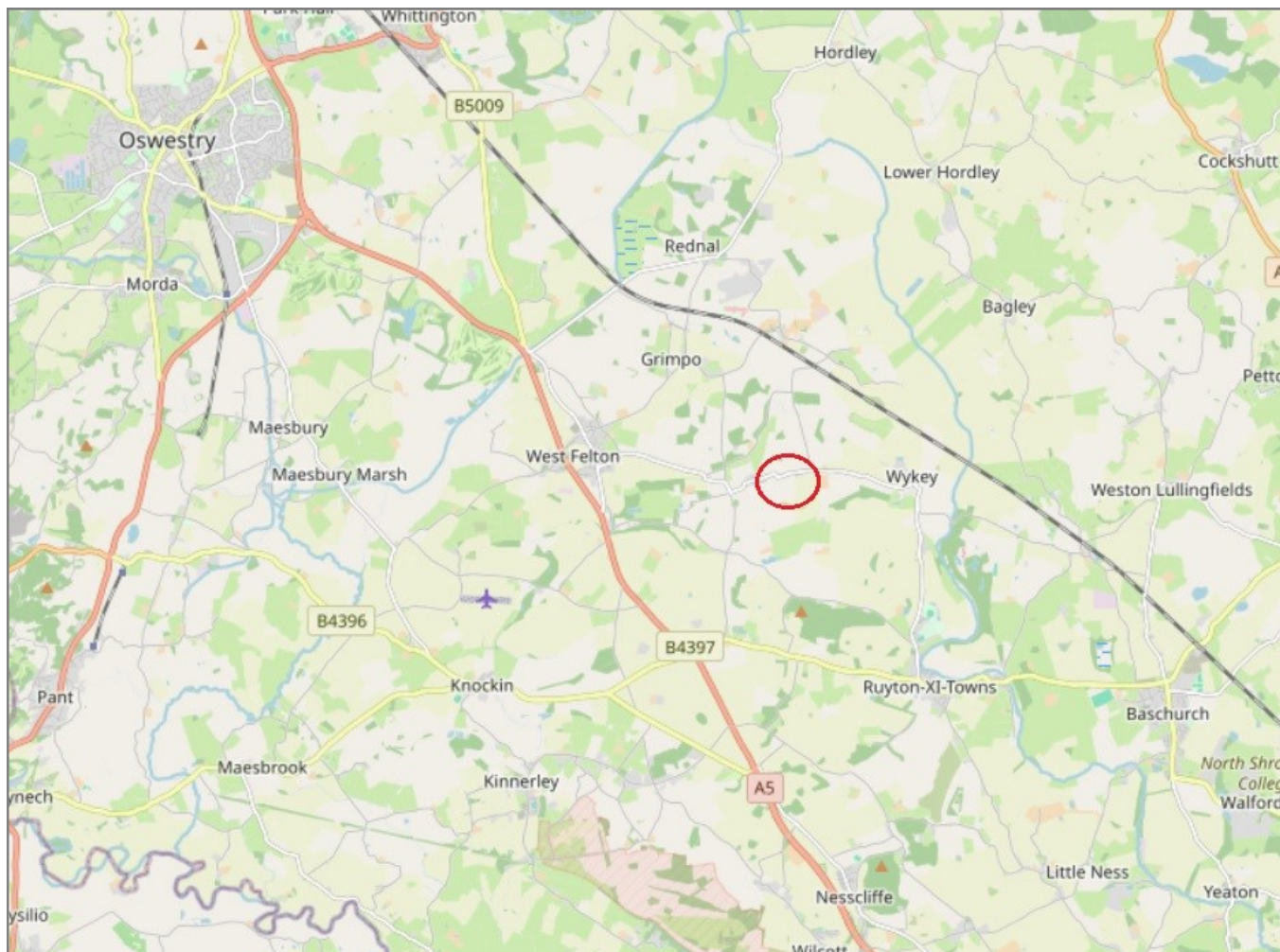
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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