



SAMUEL WOOD

Lansdowne, Rhiew Revel Lane, Pant, Oswestry, Shropshire, SY10 8JU

Offers Over £450,000





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# Lansdowne, Rhiew Revel Lane

Pant, Oswestry, Shropshire, SY10 8JU



- Impressive & Versatile Property
- Four Bedrooms & Three Bathrooms
- Lounge, Dining Room & Conservatory
- Reception Hall & Cloakroom
- Good Road Links to Shrewsbury & Chester
- Deightful Well Stocked Gardens with Views
- Spacious Living/Dining/Kitchen
- Garage with Roof Space and Driveway Parking
- Popular Village Location
- EPC Rating tbc

Lansdowne is a remarkable and adaptable property offering a wealth of space and amenities. Perched in an elevated position, Lansdowne boasts breathtaking views that can be enjoyed from various vantage points within the property. The well-tended gardens complement the overall appeal of the residence and provide a tranquil outdoor space.

In summary, Lansdowne is an impressive property that combines spaciousness, versatility, and scenic beauty. It's a home designed for modern living with room to grow and cherish moments with family and friends while enjoying the beauty of its natural surroundings.

The focal point of this residence is its expansive L-shaped hall, which sets the tone for the generous living spaces throughout. The heart of the home is a vast living/kitchen/dining room, perfect for both entertaining and everyday family life. A utility room adds practicality, while a separate living room and family room provide versatile spaces for relaxation or gatherings. The addition of a conservatory brings in natural light and connects the interior with the mature, well-stocked gardens.

One of Lansdowne's distinguishing features is its two ground floor bedrooms, each equipped with en-suite bathrooms, making it ideal for multi-generational living or accommodating guests. Moving to the first floor, you'll find a landing area and two more bedrooms serviced by a shared bathroom. This layout offers flexibility and privacy for residents.



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## Directions

Services: We understand that the property has oil central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps & Superfast 80 Mbps

Flood Risk:

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.











## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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