



SAMUEL WOOD

2 Oak Meadow, Nesscliffe, Shrewsbury, Shropshire, SY4 1DB

Offers In The Region Of £780,000



## 2 Oak Meadow

Nesscliffe, Shrewsbury, Shropshire, SY4 1DB



- Substantial Detached Property
- Stylish Kitchen with Day Room
- Delightful Conservatory
- Three Bathrooms
- Delightful Gardens & Far Reaching Countryside Views
- Gardens & Grounds approx 0.3 Acre
- Three Reception Rooms
- Four Bedrooms
- Double Garage & Driveway
- EPC Rating D

This impressive detached property is located in the desirable area of Nesscliffe with village shop, pub and primary school, and is situated at the end of a private drive with only two houses. This property offers a sense of privacy. The Nesscliffe area in Shropshire is known for its picturesque countryside views, peaceful surroundings and welcoming community. Residents of this village enjoy the benefits of rural living with easy access to the beautiful Nesscliffe Country Park, whilst also still being within easy reach of amenities and transport links. The area is ideal for those seeking a retreat from the hustle and bustle, offering a setting to call home.

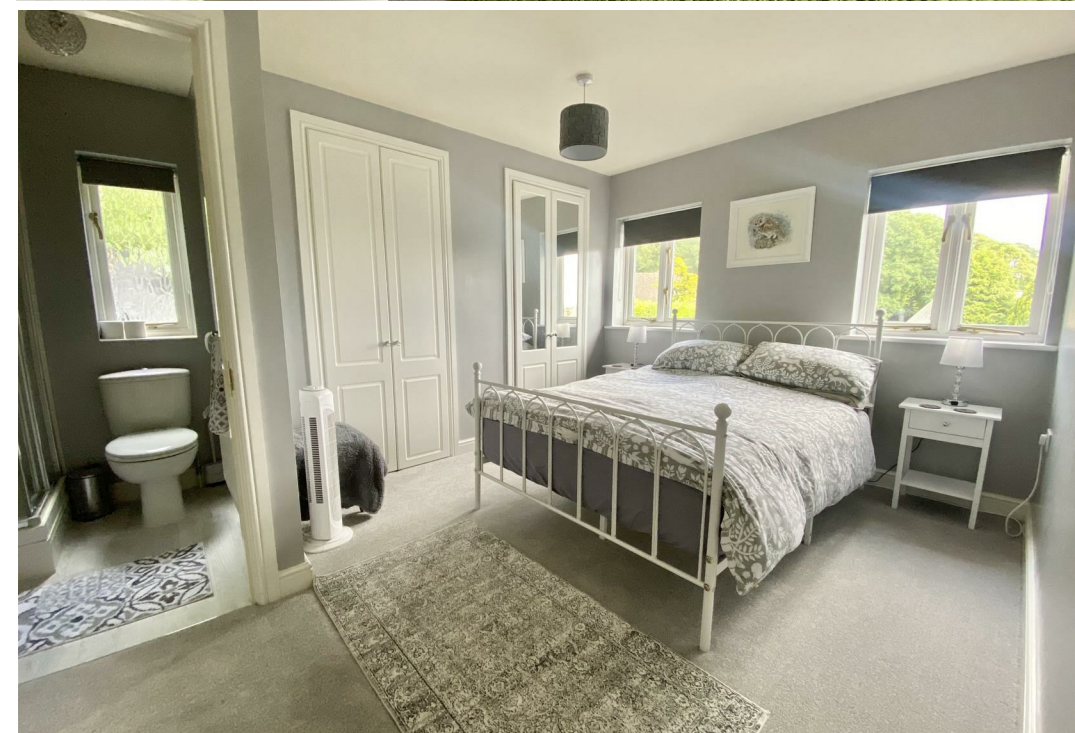
As you enter the property through the reception porch, you are immediately greeted by the impressive hallway, which sets the tone for the rest of the house. The spacious living room, has a feature fireplace adding warmth and character to the space, the adjacent conservatory offers a bright and relaxing area to enjoy the natural light. The dining room has a square bay window, is perfect for hosting dinner parties or enjoying meals with family and friends. A lobby off the hall leads to a front-facing home office/study, providing a quiet space to work or study. The stylish kitchen appliances is connected to an adjacent day room, creating a seamless flow for everyday living, also with a utility room off the kitchen.

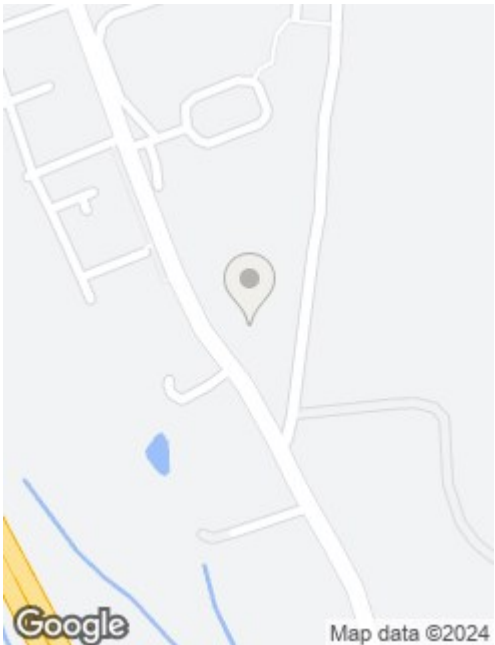
Moving to the first floor, the gallery landing serves the four bedrooms and principal bathroom. The master bedroom features a dressing area and en-suite bathroom for added luxury. The rear-facing guest room also provides an en-suite shower room. Bedrooms three and four are located off the landing and share the principal bathroom, ensuring convenience for all residents.

Outside, the property is accessed via a driveway with parking for approximately 6-7 vehicles and leads to the double garage, located at the front of the residence. The property has attractive gardens that enhance the overall appeal of the property and provide an outdoor space to relax and entertain. The property benefits from stunning far reaching views of the beautiful countryside and these are visible from the garden and property alike.

This walkthrough highlights the key features and layout of the property, showcasing its spacious and well-designed living spaces, along with its charming outdoor setting.







## Directions

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

Broadband Speed: Basic 29 Mbps, Full Fibre due in Nescliffe late 2024.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

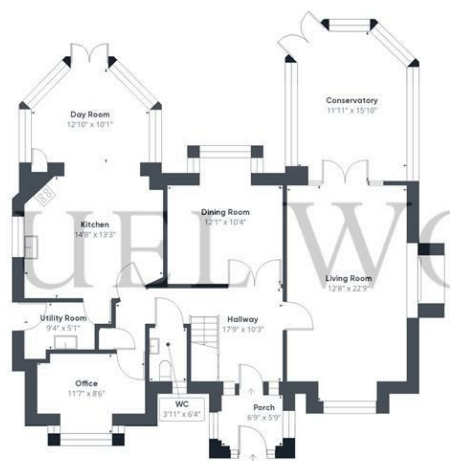
Council Tax Band: G

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

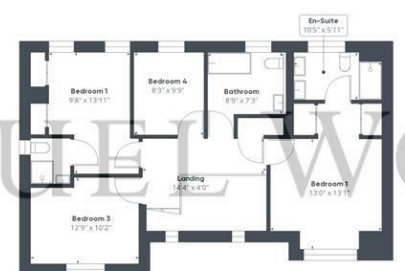
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**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**  
2110.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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