



SAMUEL WOOD

Brook House, Knockin, Oswestry, Shropshire, SY10 8HT  
Offers In The Region Of £600,000







# Brook House,

Knockin, Oswestry, Shropshire, SY10 8HT



- Spacious Sitting Room with Fireplace
- Impressive Garden Room & Elegant Dining Room
- Three First-Floor Double Bedrooms
- Landscaped 0.42 Acre Private Plot
- Open Countryside Views To Rear
- Bespoke Kitchen/Breakfast Room with Island
- Scope to Create a Self-contained Annexe
- Large Family Bathroom with Garden Views
- Double Garage & Utility Room
- EPC Rating E

A quietly substantial country home with open rural views and outstanding versatility, Brook House combines heritage character with stylish modern refinements. Set within landscaped grounds extending to approximately 0.42 acres. Tucked away on the fringe of the sought-after hamlet of Osbaston, Brook House offers a rare blend of charm, scale and flexibility. Originally a traditional country cottage, the property has evolved, substantially and sympathetically, into a highly individual 3/4 bedroom home with generous, adaptable living space extending to around 3,000 sq ft. Viewing of the property and location is highly recommended.

The house presents beautifully from the approach and driveway. The symmetry of the façade is complemented by professionally designed planting, gravelled driveways and shaped lawns that set the tone for the balance of the plot.

The principal accommodation unfolds around a wide and welcoming hallway, leading into a series of elegant ground-floor spaces: a sociable sitting room with a fireplace and twin aspects, a formal dining room, and a generous kitchen/breakfast room fitted with bespoke cabinetry and a central island - an ideal hub for daily life and relaxed entertaining. A particular highlight is the garden room, which enjoys wonderful views over the Welsh hills, bringing the landscape into the heart of the home.

The internal arrangement offers exceptional flexibility, with a self-contained section comprising a reception room, double bedroom/family room and en-suite, perfect for guests, relatives or semi-independent living. A utility room and integral access to the double garage add to the practicality.

Upstairs, three well-proportioned bedrooms and a large family bathroom continue the sense of comfort and care, with the principal room enjoying long views over the garden and adjoining countryside and added benefit of an en-suite.

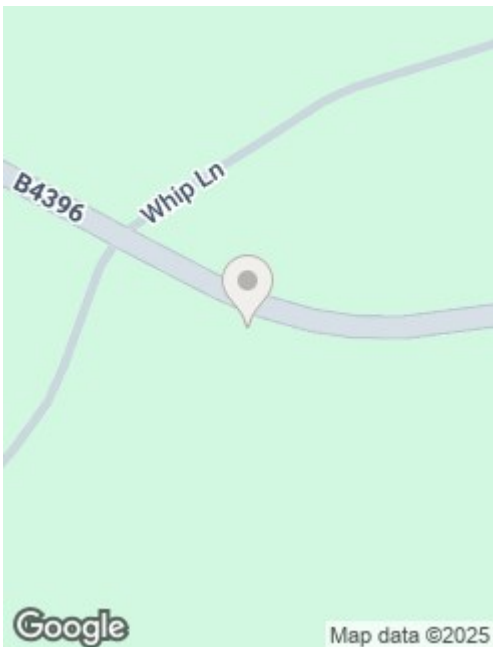
Brook House is enveloped by beautiful grounds, framed by mature trees and borders, with open farmland stretching beyond the rear boundary. The gardens are designed to be both tranquil and functional, offering space for enjoyment as well as outdoor entertaining.











## Directions

What3Words /// sampling.zinc.teach

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

Broadband Speed: Basic 20 Mbps

\*Results provided by Ofcom and correct at time of listing\*

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: 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.





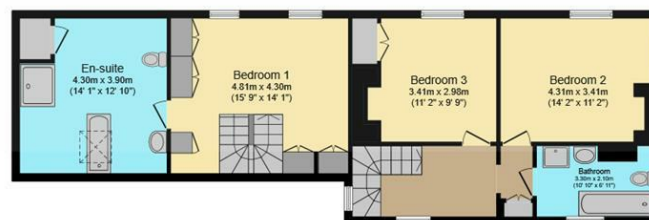








**Ground Floor**  
Floor area 204.3 sq.m. (2,199 sq.ft.)



**First Floor**  
Floor area 85.7 sq.m. (923 sq.ft.)

**Total floor area: 290.1 sq.m. (3,122 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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