



# BOWEN

PROPERTY SINCE 1862

Guide Price: £595,000

 4 Bedrooms  4 Bathrooms

Pear Tree House, Waen Lane,  
Maesbury Marsh, Oswestry, SY10 8JD



# Pear Tree House, Waen Lane, Maesbury Marsh, Oswestry, SY10 8JD

## General Remarks

An individually designed four/five bedroom detached property currently under construction and situated within this select new build development on the edge of the village of Maesbury Marsh less than 2 miles from the market town of Oswestry. The property offers spacious and versatile living accommodation together with a high specification finish throughout. The property is centred around a spacious Entrance Hall, leading off to Lounge, and a ground floor Bedroom/Study with adjoining Shower Room. At the rear of the property is a large Kitchen/Diner with central island and a range of integrated appliances and adjoining Utility Room. The Kitchen opens into a Garden room with patio doors and glazing onto the garden. The Master Bedroom suite on the first floor has an Ensuite whilst the remaining 3 generous Bedrooms are served by a Family Bathroom. Externally, the property will be surrounded by extensive gardens, Double Garage and ample off-road parking. Pear Tree house is warmed by an air sourced heat pump providing central heating (with Underfloor heating to



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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

the ground floor) and double glazing throughout. 10 year new build warranty provided.

**Location:** The property is situated in the picturesque community of Maesbury Marsh approximately 2 miles from Oswestry town centre. The Montgomery Canal is nearby as is the Navigation Public House. The nearby town of Oswestry has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The property benefits from easy access on to the A5/A483 providing direct routes to the town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

### Accommodation

The property is constructed of brick under a pitched slate roof, with Entrance Porch and uPVC composite door opening into:

**Entrance Hallway:** 18' 3" x 6' 11" (5.56m x 2.10m)

**Lounge:** 18' 3" x 11' 3" (5.56m x 3.43m) Dual aspect windows.

**Office/Bedroom Five:** 11' 11" x 10' 8" (3.63m x 3.26m) Dual aspect windows.

**Shower Room:** 6' 0" x 5' 10" (1.84m x 1.79m) Shower cubicle, Wash hand basin, low level flush WC. Adjoining fitted Airing Cupboard.

**Kitchen:** 18' 11" x 14' 10" (5.76m x 4.51m) Fully fitted bespoke kitchen with central island and matching base units and eye level wall cupboards, Belfast Sink with mixer tap over, integrated induction hob with extractor over. Integrated Oven and

separate microwave, space and plumbing for American style fridge freezer. Door off to utility and opening into:

**Garden Room:** 13' 3" x 9' 8" (4.05m x 2.94m) Dual aspect windows with double doors opening onto the garden.

**Utility Room:** 11' 1" x 6' 3" (3.39m x 1.90m) With fitted sink and drainer and cupboard below. Door leading to outside.

**First Floor Landing:** Stairs leading off Hallway to first floor landing area, with doors off to:

**Bedroom One:** 14' 8" x 13' 9" (4.47m x 4.19m)

**En-suite:** 8' 3" x 5' 1" (2.52m x 1.56m) With Shower Cubicle, Low level flush WC and Wash hand basin.

**Bedroom Two:** 10' 6" x 10' 6" (3.21m x 3.21m)

**Bedroom Three:** 11' 3" x 10' 5" (3.43m x 3.17m) Dual aspect windows.

**Bedroom Four:** 11' 2" x 7' 5" (3.41m x 2.25m) Dual aspect windows.

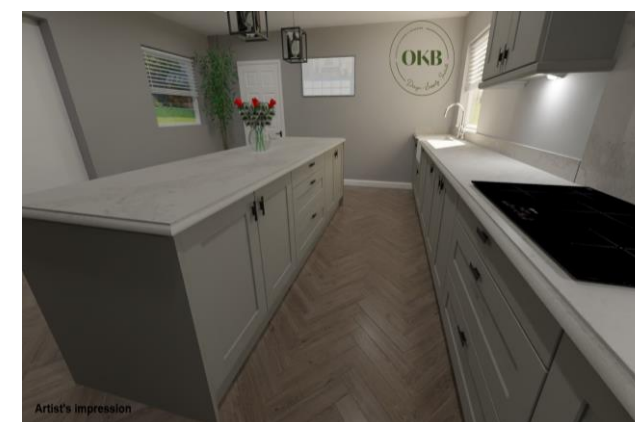
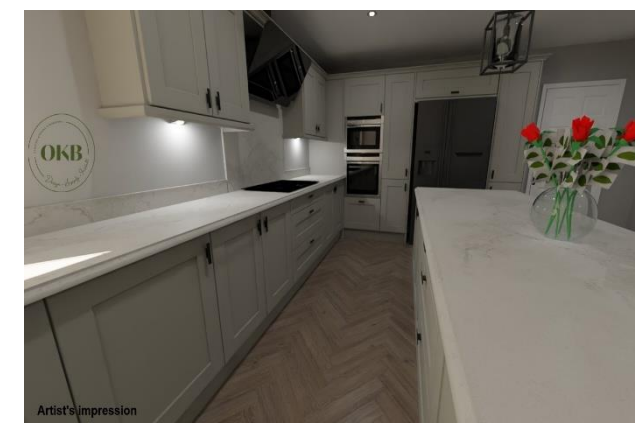
**Family Bathroom:** 10' 7" x 7' 3" (3.22m x 2.21m)

**Gardens:** The property stands in a generous private plot with ample off-road parking and access to a:

### Garage

**EPC Rating:** Predicted EPC rating: C (80)

**Services:** We have been informed by the seller that the property will benefit from mains water, private drainage and air source heat pump heating system with underfloor heating to the ground floor.







**Tenure:** We are informed that the property is freehold with vacant possession available upon completion.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

**Directions:** From the Mile End roundabout take the A483 signposted Welshpool. At the traffic lights turn left signposted to Maesbury. Follow this road ahead for just over 1.5 miles into the village of Maesbury. Continue until you enter Maesbury Marsh, turn left onto Waen Lane. The property will be found on the left, at the front of the new build development.

Pear Tree House, Maesbury Marsh



Total Area: 175.4 m<sup>2</sup> ... 1888 ft<sup>2</sup> (excluding covered porch)

All measurements are approximate and for display purposes only

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