

BOWEN

PROPERTY SINCE 1862



Asking Price £599,950

4 Bedrooms 2 Bathrooms

Oaklands, Maesbrook, Oswestry,
Shropshire, SY10 8QJ

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General Remarks

A generous country property situated in a picturesque location just outside the popular village of Maesbrook. The property comprises of a detached four bedroom house which has been extended by the current owners, set within a plot extending to around 1.42 acres (0.573 ha) which contains landscaped gardens, with decking and Summer House overlooking a large pond and several purpose-built Garages and Outbuildings. The property itself offers flexible living accommodation together with a large decked balcony taking full advantage of the views over the surrounding open countryside.

Location: The property is situated near to the picturesque village of Maesbrook, surrounded by stunning open countryside ideal for a host of outdoor pursuits. Maesbrook itself has a Public House and village Hall, whilst the nearby villages of Knockin and Llanymynech offer a range of local amenities including post offices, village shops, medical centre, Primary School and public houses. The village also provides easy access to the A5 and A483 providing direct routes to the larger market towns of Oswestry, Shrewsbury, Welshpool as well as the motorway network beyond. The nearby train stations at Welshpool and Gobowen offer services to Cardiff, Chester and Shrewsbury.



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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.

Accommodation

The property is constructed of brick under a pitched tiled roof. The accommodation briefly comprises:

Porch: With Front Entrance Door into:

Hall: With stairs to the first floor landing, storage cupboard and radiator.

Kitchen: 13' 2" x 10' 10" (4.01m x 3.30m) Fully fitted kitchen having matching base units and eye level wall cupboards, with marble splashbacks and worktops incorporating an inset 1 1/2 bowl sink and drainer with mixer tap. A Rangemaster range with double oven, grill and warming oven with a four ring gas hob and hot plate over and extractor hood above. Radiator.

Utility Room: 10' 11" x 6' 1" (3.32m x 1.86m) Having a range of base units with worktop over, 1 1/2 bowl ceramic sink and drainer with mixer tap over. Space and plumbing for a washing machine and tumble dryer, radiator, partly tiled surround. Door into:

Inner Hallway: With door into understairs storage cupboard.

Cloakroom: With low level flush WC.

Living Room: 14' 4" x 9' 1" (4.37m x 2.78m) Radiator, propane gas fired coal effect fire.

Conservatory: 14' 8" x 10' 8" (4.47m x 3.24m) French windows to outside.

Study: 14' 2" x 7' 1" (4.32m x 2.15m) Radiator.

Boiler Cupboard: Housing oil fired boiler.

Dining Room: 16' 1" x 10' 4" (4.91m x 3.16m) Adams style fireplace with propane gas fired living flame fire, radiator.

Lounge: 24' 6" x 16' 3" widening to 20' 0" (7.47m x 4.96m widening to 6.10m) Exposed brick fireplace housing gas fired coal effect fire, three radiators and door leading to the gardens.

Stairs off Hall to:

Bedroom 1: 15' 6" x 14' 6" (4.73m x 4.43m) max. Having fitted wardrobes with hanging rail and shelf above, two radiators.

En Suite: With fitted shower cubicle, low level flush WC, wash hand basin with tiled surround and vanity cupboard below. Heated towel rail and electric panel heater.

First Floor Landing: With walk-in airing cupboard.

Balcony: With decked area and covered hot tub.

Bedroom 2: 10' 11" x 10' 5" (3.32m x 3.17m) Double fitted wardrobes with hanging rail and shelf above, radiator.

Bedroom 3: 13' 4" x 8' 5" (4.06m x 2.56m) Large fitted storage cupboard, radiator.

Bedroom 4: 12' 5" x 8' 4" (3.79m x 2.54m) Double fitted wardrobe, radiator.

Family Bathroom: 9' 0" x 7' 2" (2.74m x 2.18m) Suite comprising a panelled bath with shower attachment, wash hand basin with tiled surround and vanity cupboard below, separate shower cubicle with electric shower and tiled surround, low level flush WC, radiator and heated towel rail.









Gardens & Grounds: The property's grounds are one of its most notable features and extend in total to approximately 1.42 acres (0.573 ha) or thereabouts. The property is approached over a brick paved driveway which leads alongside the property, under a covered canopy to a turning circle at the rear providing ample parking for several vehicles. The front garden is laid to lawn with brick built wishing well, stocked borders and specimen trees and has a separate gravel driveway leading to the rear at the left hand side of the property. To the other side of the property is a large pond surrounded by mature trees and landscaped grounds. Adjoining this is a:

Summer House: With decked area overlooking the pond. Surrounding the turning circle are several purpose-built Outbuildings comprising of:

Garage 1: 29' 3" x 23' 5" (8.91m x 7.14m) Fully insulated with suspended ceiling and lights. Lighting and power laid on and electric door.

Garage 2: 24' 5" x 14' 2" (7.43m x 4.33m) Lighting and power laid on. Electric Roller Shutter Door

Garden Store: 15' 2" x 11' 5" (4.62m x 3.47m) Lighting and power laid on.

Storage Shed: 24' 9" x 24' 2" (7.55m x 7.36m)
Lighting and power laid on.

Purpose-built bin store

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property is connected to Mains Electricity and Water. Foul Drainage is connected to two Septic Tanks. The house has central heating throughout with part being connected to a Propane Gas system and part to an Oil Fired system.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

Council Tax & EPC Rating: Council tax band 'D'
EPC Rating E(46)

Directions: From Oswestry proceed south on the A483 passing through the villages of Llynclys and Pant. Upon entering the village of Llanymynech turn left onto the B4398 and continue for approximately 2 miles. When entering the village of Maesbrook take the first turning on the right after the Black Horse Public House signposted 'Milverley'. Continue down the lane for about 1.5 miles and the property will be located on the left hand side.

What3words: ///grocers.clean.initiated

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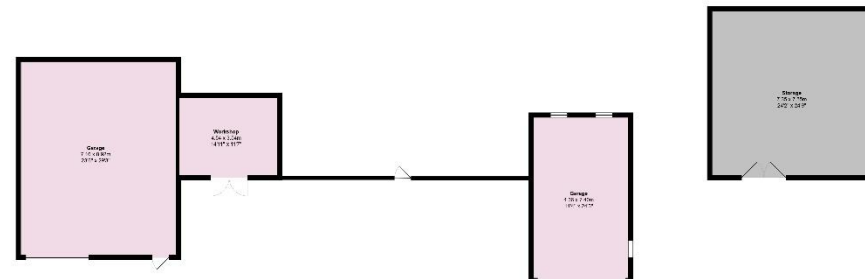
Ground Floor

- Lounge: 6.09 x 6.00m (21'11" x 19'8")
- Dining Room: 3.15 x 4.95m (10'4" x 16'3")
- Kitchen / Breakfast Room: 3.31 x 3.95m (10'10" x 13'0")
- Living Room: 4.35 x 2.79m (14'3" x 9'2")
- Study: 2.24 x 4.30m (7'4" x 14'2")
- Conservatory: 4.27 x 3.05m (14'0" x 10'1")
- Utility Room: 3.31 x 1.89m (10'10" x 6'2")
- WC
- Entrance Hall
- Storage

First Floor

- Bedroom: 4.35 x 4.26m (14'3" x 14'0")
- Bedroom: 2.13 x 3.70m (7'0" x 12'2")
- Bedroom: 4.05 x 2.56m (13'4" x 8'5")
- Bedroom: 3.31 x 3.19m (10'10" x 10'6")
- Bathroom: 2.19 x 2.64m (7'2" x 8'8")
- Ensuite: 3.32 x 1.55m (10'11" x 5'2")
- Landing
- Wardrobe
- Airing Cupboard
- Covered Hot Tub Area
- Decking

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