



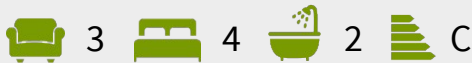
8 ACORN CLOSE

WHITTINGTON | OSWESTRY | SY11 4PU



Occupying a pleasant position within the highly regarded village of Whittington, 8 Acorn Close is a well-presented detached family home offering spacious and versatile accommodation throughout. The property benefits from a modern fitted kitchen, generous reception rooms and a delightful conservatory overlooking the rear garden, making it ideal for both family living and entertaining. Externally, the property enjoys driveway parking, an integral garage and enclosed gardens, all within easy reach of local amenities, schools and excellent road connections.

Offers in the region of £375,000



- Well-presented detached family home
- Quiet cul-de-sac location within a popular residential development
- Spacious lounge and separate dining room
- Modern fitted kitchen with integrated appliances
- Bright and spacious conservatory overlooking the rear garden
- Four well-proportioned bedrooms

DESCRIPTION

The property is entered via a welcoming entrance hall, enhanced by a charming arched opening which adds character and provides access to the principal ground floor accommodation. The spacious sitting room is a particularly comfortable and inviting reception space, enjoying excellent natural light from the attractive bay window and featuring a fireplace which creates an appealing focal point.

The kitchen is well appointed with a range of contemporary matching wall and base units, complemented by generous work surface space, tiled splashbacks and a pleasant outlook towards the rear garden. The adjoining dining room provides a versatile space for both everyday family dining and more formal entertaining, with direct access through to the bright and spacious conservatory. Enjoying an abundance of natural light and attractive views across the garden, the conservatory offers a pleasant additional reception area with direct access to the outside, making it an ideal space in which to relax or entertain during the warmer months.

The ground floor accommodation is further enhanced by a useful utility room and separate WC, providing excellent everyday practicality.



To the first floor are four well-proportioned bedrooms, offering flexible accommodation suitable for family living, guests or home working. The principal bedroom is particularly generous and benefits from extensive fitted mirrored wardrobes, providing excellent storage, whilst the remaining bedrooms offer versatility to suit a variety of requirements. The bedroom accommodation is served by a family bathroom and an additional shower room, both fitted with modern white suites.

OUTSIDE

Externally, the property is approached over a generous driveway providing ample off-road parking and access to the double garage, a particularly useful and sought-after feature. To the front, there is also an area of lawn and established planting.

To the rear lies a substantial enclosed garden, predominantly laid to lawn and complemented by mature trees and established planting, together with a paved patio adjoining the house providing an ideal space for outdoor dining, entertaining and family enjoyment.



LOCATION

Whittington is a popular village situated approximately two miles from the market town of Oswestry. The village offers an excellent range of day-to-day amenities including a convenience store, primary school, public house, village hall and the historic Whittington Castle. The nearby A5 provides excellent road links towards Shrewsbury, Wrexham, Chester and the wider motorway network, making the property particularly attractive for commuters.

DIRECTIONS

From Halls Estate Agents, 20 Church Street, Oswestry, proceed out of the town centre and continue along Gobowen Road (B5069), following signs for Whittington. Continue into the village and proceed along Station Road, before turning onto Oak Drive. Take the turning into Acorn Close, where No. 8 will be found within the cul-de-sac identified by a Halls 'For Sale' board.

WHAT 3 WORDS

///debating.hears.stopwatch

SCHOOLING

Whittington benefits from the well-regarded Whittington CE (VA) Primary School, situated within easy walking distance of the property. Secondary education is available at The Marches School in Oswestry, with further highly regarded independent schools including Oswestry School, Moreton Hall and Ellesmere College all within convenient travelling distance.



SERVICES

We understand the property benefits from mains water, mains electricity, mains drainage and mains gas. Heating is provided by a gas fired central heating system.

Prospective purchasers should satisfy themselves as to the availability and condition of all services, appliances and associated installations, as these have not been tested by the selling agents.

POSSESSION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX BAND

Council Tax Band: E

LOCAL AUTHORITY

Shropshire County Council.

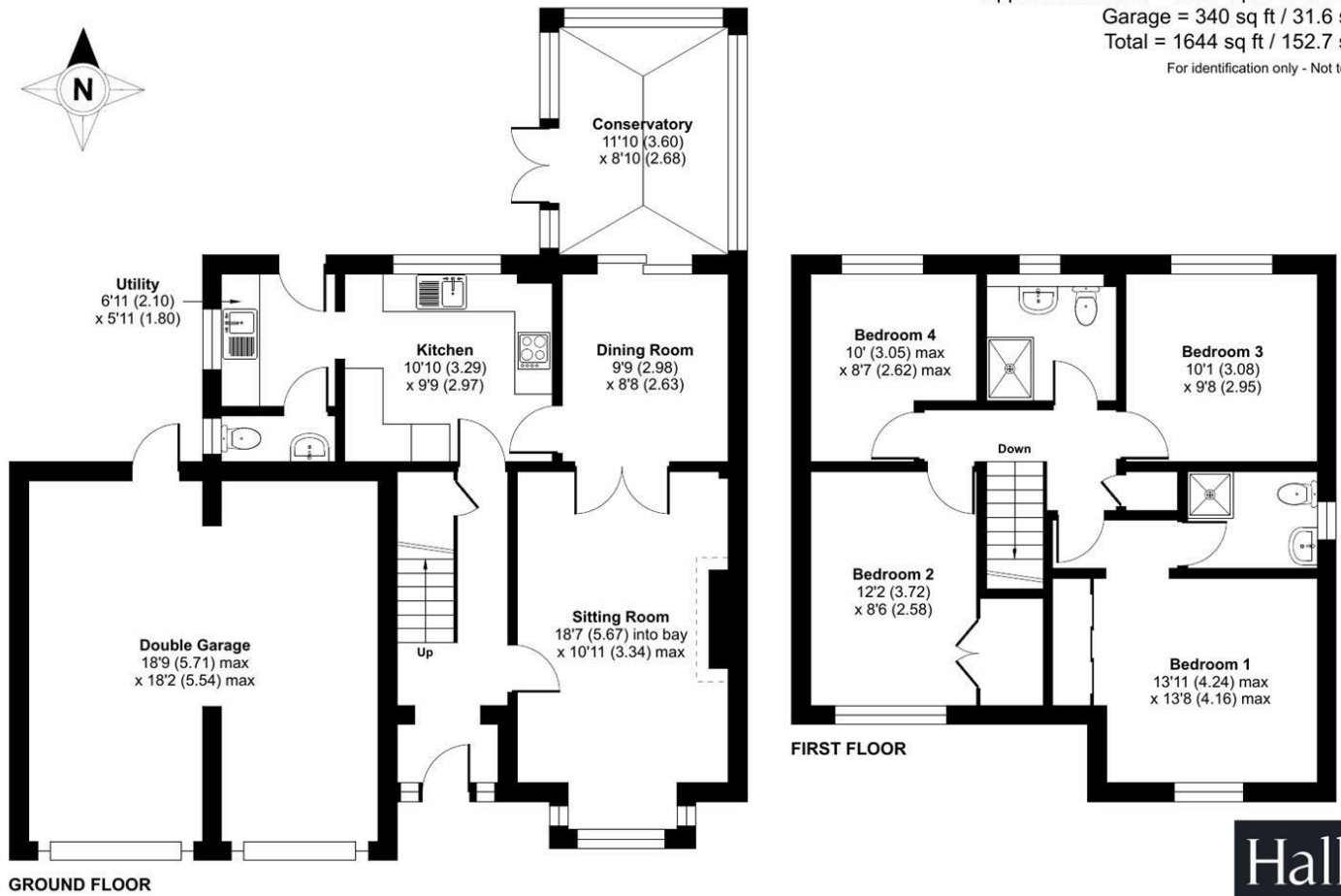
VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

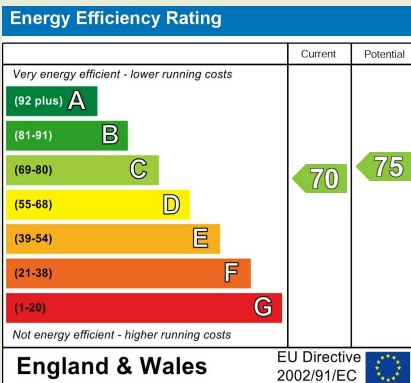
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1304 sq ft / 121.1 sq m
 Garage = 340 sq ft / 31.6 sq m
 Total = 1644 sq ft / 152.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1487795



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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