



5 ELLIS MEADOWS
SELATTYN, OSWESTRY, SY10 7FE





5 ELLIS MEADOWS

SELATTYN | OSWESTRY | SY10 7FE

Oswestry 3.5 miles | Wrexham 12 miles | Shrewsbury 22 miles | Chester 24 miles
(all mileages are approximate)

A NEWLY CONSTRUCTED FOUR-BEDROOM DETACHED
EXECUTIVE HOME WITH DOUBLE GARAGE AND GENEROUS GARDENS
ENJOYING PANORAMIC VIEWS

New Build
Over 2,100 sq ft
Generous Gardens with Panoramic Views
Double Garage with Studio Space
Select Development of High Specification Homes



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ellis Meadows is a unique development of traditionally styled country houses, constructed by a highly reputable local developer, situated in an elevated position affording panoramic and truly breath-taking views over the celebrated Shropshire countryside, in a select location on the outskirts of the popular village of Selattyn .

5 Ellis Meadows is a substantial architect-designed four bedroom detached family home with an extensive tarmac drive, double garage with first floor studio space, together with good sized gardens enjoying uninterrupted views over surrounding countryside, positioned at the rear of this small and select development within a short walk from the village centre.

SITUATION

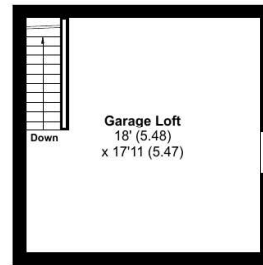
5 Ellis Meadows, is situated to the rear of this select development on the edge of Selattyn enjoying elevated countryside views and within a short walk to the centre of this popular village. Located on the border of England and Wales set amongst rolling countryside close to Offa's Dyke as well as a number of countryside walks, the village provides useful local amenities including a Public House, Parish Church and Primary School whilst now benefitting from full Fibre broadband. The nearby town of Oswestry (3.5 miles) is easily accessible and offers a comprehensive range of amenities of all kinds. Those wishing to commute, the A5 trunk road (2 miles away) gives easy access to Telford, Shrewsbury and the Midlands and Wrexham, Chester, Manchester and Liverpool to the North West. Gobowen railway station is around 2.5 miles away and gives access to mainline routes for commuters.

PROPERTY

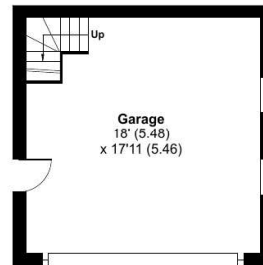
The internal accommodation, which extends to around 2100 sqft, and has been designed to provide a sociable and family friendly layout, with , on the ground floor, a super open plan Kitchen/Dining Room, Utility Room, Lounge, Sun Room, Study, and downstairs Cloakroom

Approximate Area = 2140 sq ft / 198.8 sq m
Garage = 644 sq ft / 59.8 sq m
Total = 2784 sq ft / 258.6 sq m

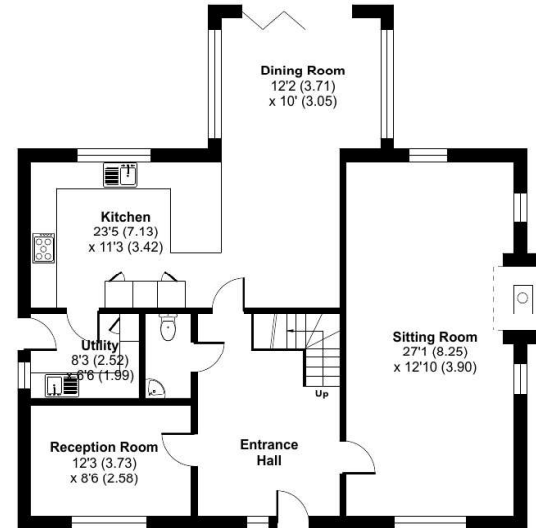
For identification only - Not to scale



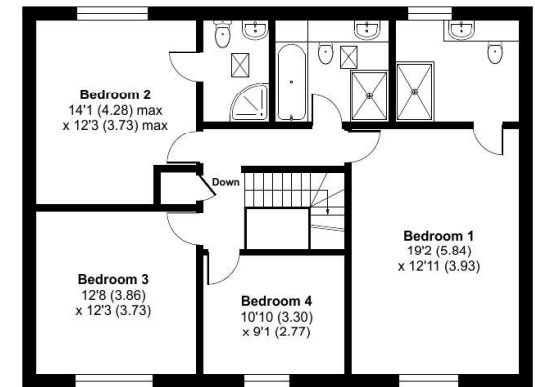
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1452097



The first floor boasts four well proportioned Bedrooms (Master Bedroom with En Suite Shower Room and Bedroom Two with En Suite also) and a family Bathroom.

Externally, the property is complemented by an extensive tarmac drive to the front providing ample parking space and leading to a double garage (approx. 644 sq ft) with studio loft room above which offers scope for a variety of onward usages.

The gardens include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn, allowing a purchaser to landscape according to ones own individual tastes and preferences, leading on to an orchard area.

The gardens enjoy breathtaking views over surrounding countryside.



SPECIFICATION

The property has been completed to a high specification, specifically including:

- Air source central heating (with underfloor heating to the ground floor and conventional radiators to the first floor).
- High quality kitchen units with quartz worktops.
- Full suite of Neff appliances, including induction hob, combi oven, double-oven with hide'n'slide doors, full height fridge, full height freezer, and Kettle boiling tap.
- Herringbone engineered oak flooring (Woodpecker)
- Newly installed carpets
- High quality sanitary ware to the Bath/Shower Rooms
- Bathrooms with fitted furniture
- Electrically operated roller-shutter Garage doors
- Full Fibre to the property

COMPLETION DATE

The property has been completed and is ready for immediate occupation.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Selattyn CofE Primary, Weston Rhyn Primary, The Marches, Oswestry School, Moreton Hall, and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system and heating is provided by an air-source heat pump. FFTTP.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

TBC but anticipated to be an E

W₃W

What3Words///aviators.impulse.hockey

DIRECTIONS

From the centre of Selattyn with the "The Docks" Public House on your left hand side, proceed for approximately 250 yards and Ellis Meadows will be situated on your left hand side identified by a Halls for sale board.

N.B.

Number 5 is the final plot, with all others on the development now occupied.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



