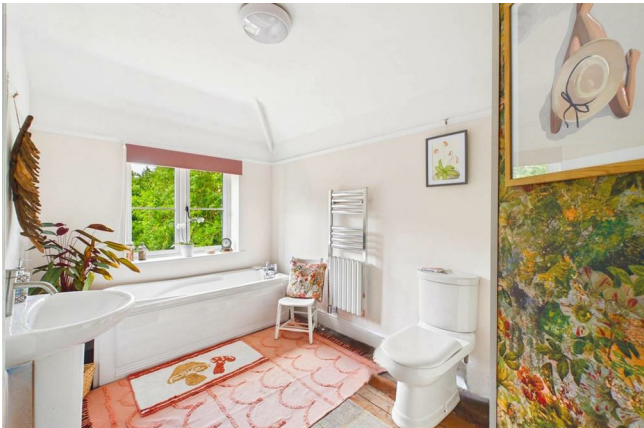






Brooklands, Nantmawr, Oswestry, SY10 9HL
Offers In The Region Of £450,000

An imposing and beautifully presented detached house, with extensive and glorious gardens in a commanding position offering exceptional views within a woodland setting. The property has undergone a full programme of upgrading by the current owner and retains original character features. In brief the accommodation affords Entrance hall, kitchen/diner, living room, sun room, cloakroom and stairs case to bedroom three. There is a further staircase to two double bedrooms and bathroom. Externally there is an array of outbuildings, and all set within approximately 0.84 acres.



LOCATION

The property is located in the picturesque and very desirable hamlet of Nantmawr, it is well placed in an accessible but rural location and is approximately 5 miles south west of Oswestry and close to the Welsh border.

ENTRANCE

Through composite double doors, uPVC windows either side to the front, tiled flooring, ceiling light and doors off too;

KITCHEN/DINER

19'6 x 12'4 (5.94m x 3.76m)

A beautiful room with uPVC windows to the front overlooking the gardens and woodland, modern fitted kitchen with a range of base units and work surfaces over. Inset sink with mixer tap and drainer, and void for appliances. UPVC door leading out to the side where there is an area perfect for alfresco dining, fireplace with inset log burner and beam over with a sitting area. Tiled flooring, ceiling light and radiator.

LIVING ROOM

14'9 x 12'5 (4.50m x 3.78m)

Cosy room with uPVC window to the front, fireplace with inset log burner and beam over, TV point, ceiling light and radiator. Door into;

GARDEN ROOM

12'8 x 10'2 (3.86m x 3.10m)

A light and airy room with uPVC windows and doors opening onto the gardens, ceiling light and radiator. This room would be ideal to provide separate/self contained accommodation as there is a built in storage cupboard, and door into a cloakroom which is fitted with a WC and wash hand basin, but also offers plumbing for a shower to be added. Stairs leading up to bedroom three.

FIRST FLOOR

Landing area with uPVC windows to the rear, ceiling light and radiator. Doors off too;

BEDROOM ONE

13'5 x 12'9 (4.09m x 3.89m)

Double room with uPVC window to the front and side elevations, ceiling light and radiator. Door into cloakroom with WC and wash hand basin.

BEDROOM TWO

11'7 x 9'8 (3.53m x 2.95m)

Double room with uPVC window to the front, built in storage cupboard, feature fireplace, ceiling light and radiator.

BATHROOM

7'4 x 9'7 (2.24m x 2.92m)

White suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Built in storage cupboard, heated towel rail, and ceiling light.

BEDROOM THREE

15'5 x 10'1 (4.70m x 3.07m)

Currently being used as a crafts room, but ideal third bedroom having its own staircase. Velux window, feature circular window to the side and uPVC door with Juliet balcony. Radiator and ceiling light.

EXTERNAL**GARDENS**

The property is sat in approximately 0.84 acres or thereabouts, which is currently made up of mature trees and hedging giving it a lovely woodland setting. Along the boundary runs a stream, which is where the name Nantmawr originates from. The current owner has put a lot of work into landscaping, making sitting areas, tiered gardens with an extensive retaining wall and beautiful plants and trees.

OUTBUILDINGS

The property has the benefit of a private driveway which leads down to parking area and range of timber, brick and wrought iron outbuildings.

The outbuildings retain character with original mangers and would make beautiful buildings with relevant consent for converting to further accommodation or a summer house.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water. Septic tank for drainage and air source heat pump. We understand the Broadband Download Speed is: Standard 28 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///handyman.comedy.seemingly

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.