



# OAKDALE

WELSHAMPTON | SHROPSHIRE | SY12 0PY





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Ellesmere (4 miles) | Wem (6 miles) | Whitchurch (9 miles) | Shrewsbury (18 miles)  
(all mileages are approximate)

A BEAUTIFULLY MODERNISED DETACHED FAMILY HOME  
BOASTING AROUND 2,000 SQ FT OF FLEXIBLE ACCOMMODATION  
AND GENEROUS GARDENS

Circa 2,000 sq ft of Flexibly Arranged Living Accommodation  
Gardens ext. to approx 0.23ac  
Double Garage  
Edge of Village Location  
Beautifully Presented



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Oakdale is a substantial four-bedroom detached family home which has been subject, in recent years, to extensive modernisation and improvement works and which now boasts around 2,000 sq ft of elegantly appointed and flexibly arranged living accommodation situated across two versatile floors.

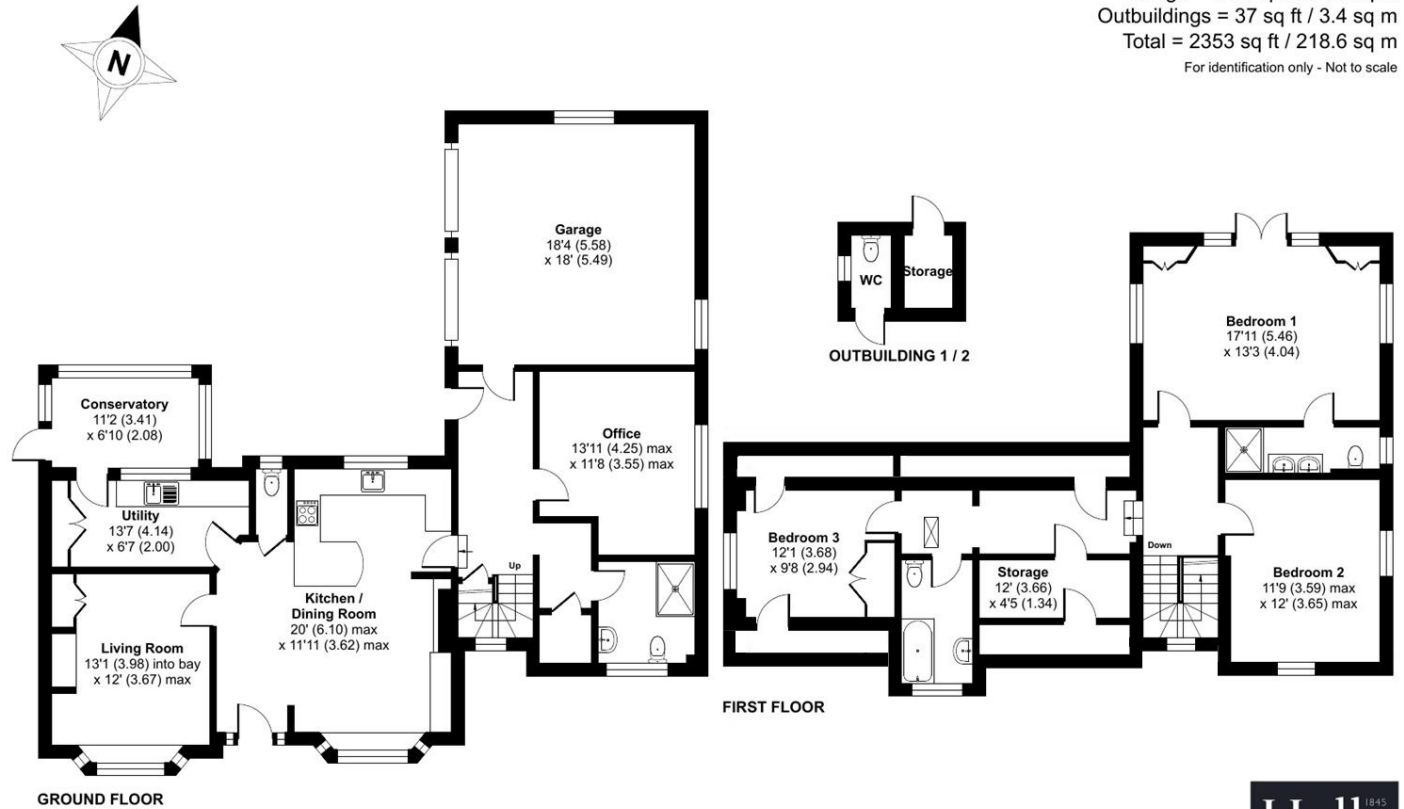
The property is situated within generous gardens which extend, in all, to around 0.23ac and overlook open countryside to the rear, whilst comprising gated access which leads onto ample driveway parking and an integral double garage, alongside expanses of lawn and mature floral beds.

## SITUATION

Oakdale enjoys a pleasant position against a backdrop of open countryside on the perimeter of the popular village of Welshampton, which boasts a range of day-to-day amenities, including School, Public House, and Village Hall, whilst retaining a convenient proximity to the nearby towns of Ellesmere and Whitchurch, which, between them, provide a greater array of facilities. The local county centres of Shrewsbury, Chester, and Wrexham all lie within a reasonable commuting distance and enjoy a comprehensive offering, including cultural and artistic attractions.

## PROPERTY

The property is principally accessed via a covered external Porch into a wonderfully sociable, open-plan Kitchen/Dining Room which immediately sets the tone for this particularly family-friendly property and serves as the heart of the home, whilst providing an ideal space for entertaining and more intimate occasions alike. A recently installed stylish kitchen comprising a selection of shaker-style units lies before a planned seating area lit by a large bay-window overlooking the front gardens, with doors leading left from the room into, respectively, a comfortable Living Room with Clearview log-burner, Cloakroom, and a useful Utility Room with a compact Conservatory to the rear.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/hcom 2026. Produced for Halls. REF: 1450037

Turning Right from the Kitchen/Dining Room, one enters an inner Hallway from where stairs rise to the first floor, alongside a secondary access from the rear garden and an internal door which leads through to the double Garage. Also accessed from the Hall is a versatile Office/Bedroom Four situated immediately alongside a ground floor Shower Room, with the room offering scope for guest accommodation or as a further Reception Room, depending on the needs of the individual purchaser.

Stairs rise to a first floor landing with a substantial recessed storage cupboard, from where doors provide access into three comfortably sized Bedrooms, two of which are served by a well appointed family bathroom.

Of particular note is the principal Bedroom which boasts an adjoining En-Suite Shower Room and double doors which open onto a private balcony overlooking the gardens and countryside beyond.



## GARDENS

Oakdale is accessed via electrically operated gates set within mature hedge boundaries, these opening onto ample parking space for a number of vehicles that leads on to an integral double Garage (approx. 5.5m x 5.5m) with two vehicular front access doors, and internal access from the inner Hallway.

The gardens of Oakdale extend, in all, to around 0.23ac and enjoy an open aspect to the rear across open countryside.

As per the property, the gardens are ideally suited to the needs of contemporary family living and feature expanses of lawn interspersed with, and bordered by, mature trees, established hedging, and well stocked floral beds.

Nestled within the crook of the property is an attractive paved patio area which represents an ideal space for outdoor dining and entertaining, or for simply sitting out and enjoying the calibre of the setting.

The gardens further feature a detached brick-built outbuilding comprising an external store and gardeners toiler.

## SCHOOLING

The property lies within a convenient proximity of a number of well regarded state and private schools, including Welshampton C of E Primary, Lakelands Academy, Ellesmere Primary School, Newtown C of E Primary, Sir John Talbot's School, Ellesmere College, Moreton Hall, and Oswestry School.

## 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

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – E

## W<sub>3</sub>W

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## DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left just after The Mere to remain on this road. Follow the A495 into the village of Welshampton and, around 0.1 miles after passing The Sun Inn Public House, the property will be situated on the left and identified by a Halls "For Sale" board.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.



