



Oakdene , The Chequer, SY13 2JQ

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Offers in the region of £540,000



**Modernised comfortable detached 3-bed bungalow set in a generous half acre plot with exceptional outdoor living – extensive gardens, polytunnel, greenhouse & versatile garden room. Ample parking with garage & car port, plus loft conversion potential (subject to local authority consent).**

- Detached Three Bedroom Bungalow
- Set Within Over Half An Acre Plot
- Open Plan Modern Kitchen/Diner
- Lounge With A Double Sided Log Burner
- Loft Conversion Potential\*

- Master Bedroom With An Ensuite and Dressing Area
- Multi Purpose Garden Room/Entertainment Room
- Plenty of Off Road Parking Including A Carport
- Polytunnel and Greenhouse for year-round growing
- EPC D, Council Tax Band G



Set within a generous plot in Bronington, this detached three-bedroom bungalow truly shines when it comes to its exceptional and versatile outdoor space. With a wide frontage providing ample parking, the property immediately sets the tone for what lies beyond-space, flexibility, and opportunity.

The outside areas have been thoughtfully arranged to cater to a variety of lifestyles. A single garage and a substantial car port offer excellent storage and practicality, while the extensive driveway ensures there is more than enough room for multiple vehicles, guests, or even recreational equipment.

The real highlight, however, is the impressive outdoor living environment. The expansive grounds provide endless possibilities-whether you envision landscaped gardens, vegetable plots, play areas, or simply open lawn to enjoy. For those with a passion for gardening or self-sufficiency, the inclusion of both a polytunnel and a greenhouse provides fantastic scope for year-round cultivation.

There is ample space for outdoor seating and entertaining, making it perfect for summer gatherings or peaceful evenings. A standout addition is the superb garden room, a highly adaptable space that elevates the property's appeal. Ideal as a games room, home office, studio, or even a private retreat, it





offers a fantastic extension of the living space while maintaining a connection to the outdoors. Inside, the bungalow complements this outdoor lifestyle with a well-balanced and modern layout. A welcoming utility/boot room leads into a bright kitchen/diner featuring a double-sided log burner shared with the lounge, creating a warm and sociable atmosphere. Three well-proportioned bedrooms, including a stylish en-suite to the master with double sinks and a dressing area, provide comfortable accommodation, while an additional reception room adds further flexibility. In addition, there is excellent potential to further enhance the property by extending into the large loft space, subject to any necessary local authority consents. Altogether, this property offers a rare combination of indoor comfort and outstanding outdoor potential-perfect for those seeking space, versatility, and a home that can adapt to their lifestyle.



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## LOCATION

The property is situated in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity and water are available. Oil Central Heating. Drainage via Septic Tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## DIRECTIONS

From Whitchurch take the A525 towards Wrexham, continue along this road for just over 2 miles and the property can be found on the left hand side.

## LOCAL AUTHORITY

Council Tax Band G. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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## RECEPTION ROOM

14' 9" x 11' 4" (4.5m x 3.45m)

## KITCHEN/DINER

21' 6" x 10' 2" (6.55m x 3.1m)(max)

## UTILITY AREA

21' 5" x 8' 8" (6.53m x 2.64m)

## LOUNGE

20' 0" x 14' 4" (6.1m x 4.37m)

## MASTER BEDROOM

15' 2" x 11' 9" (4.62m x 3.58m)

## ENSUITE

9' x 7' 6" (2.74m x 2.29m)

## DRESSING AREA

9' 1" x 3' 9" (2.77m x 1.14m)

## BEDROOM TWO

14' 3" x 11' 11" (4.34m x 3.63m)

## BEDROOM THREE

11' 5" x 10' 8" (3.48m x 3.25m)

## BATHROOM

7' 7" x 7' 1" (2.31m x 2.16m)

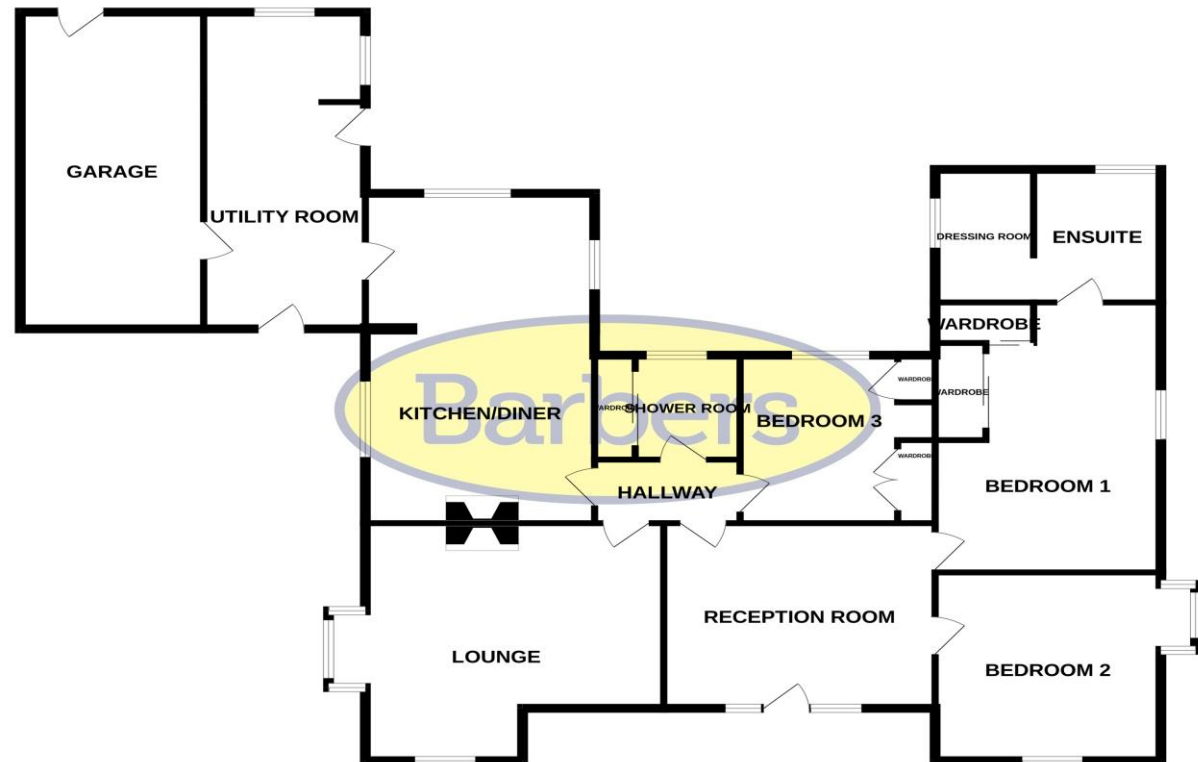
## GARAGE

22' 1" x 9' 9" (6.73m x 2.97m)

## GARDEN ROOM

18' 9" x 12' 3" (5.72m x 3.73m)

## GROUND FLOOR



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**WHITCHURCH**  
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