



2 KNIGHTS GROVE

KNOCKIN | OSWESTRY | SY10 8PU





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Oswestry 6 miles | Wrexham 20 miles | Shrewsbury 12 miles | Chester 30 miles
(all mileages are approximate)

An Exceptional Detached Village Residence Offering Versatile Accommodation,
Beautiful Gardens and Contemporary Family Living

Attractive detached family home in a sought-after village setting
Versatile three-bedroom layout arranged over two floors
Spacious kitchen/dining room with central island and utility room
Ground floor bedroom suite ideal for guests or multi-generational living
Landscaped gardens, ample driveway parking and integral garage



Oswestry Office

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Viewing is strictly by appointment with the selling agents

SITUATION

Knockin is one of North Shropshire's most desirable villages, enjoying a strong sense of community together with an excellent range of local amenities including a village shop, public house, village hall and primary school. The nearby market town of Oswestry offers a comprehensive range of shopping, leisure and educational facilities, whilst the A5 provides convenient access to Shrewsbury, Chester and the wider motorway network.

The area is particularly well placed for those seeking a village lifestyle without compromising on connectivity, with beautiful surrounding countryside providing excellent opportunities for walking, cycling and outdoor pursuits.

PROPERTY

2 Knights Grove is an impressive, detached family home occupying a generous plot within an attractive residential development. Beautifully presented throughout, the property offers spacious and versatile accommodation extending to approximately 1,674 sq ft including the garage, making it ideally suited to modern family living.

The welcoming reception hall provides access to the principal ground floor accommodation. At the heart of the home is a superb kitchen/dining room fitted with an extensive range of contemporary units, quality work surfaces and a central island incorporating an induction hob. The room offers ample space for dining and entertaining and enjoys a pleasant outlook over the gardens.

Leading directly from the kitchen is a practical utility room with external access and internal access to the integral garage.

The generously proportioned living room is filled with natural light and enjoys French doors opening onto the rear garden, creating an excellent flow between indoor and outdoor living spaces.



A feature fireplace provides an attractive focal point and enhances the room's welcoming atmosphere. A particularly appealing aspect of the property is the flexibility of the accommodation. The ground floor includes a double bedroom with adjoining shower room, making it ideal for visiting guests, dependent relatives or those seeking single-level living. A further double bedroom / reception room and large shower room are located on the ground floor, offering flexibility to suit individual requirements.

To the first floor is an impressive principal bedroom suite occupying the entire upper floor. This substantial room enjoys excellent proportions together with a luxurious family bathroom comprising both a bath and separate shower enclosure, creating a private retreat away from the main living accommodation.



GARDENS

The property is approached over an extensive block-paved driveway providing ample parking for several vehicles and leading to the integral garage.

To the front, a generous lawned garden with specimen trees creates an attractive first impression and complements the property's handsome façade.

The rear gardens are a particular feature, having been thoughtfully landscaped to provide a private and colourful outdoor environment. A substantial paved terrace offers the perfect space for al fresco dining and entertaining, whilst the lawns are bordered by mature shrubs, flowering plants and established planting beds. A delightful pergola creates an attractive focal point and further enhances the garden's appeal.

The gardens enjoy an excellent degree of privacy and provide a wonderful setting for family enjoyment throughout the seasons.

The integral garage provides excellent additional storage space and offers potential for a variety of uses, whether as a workshop, hobby room or secure parking. Combined with the extensive block-paved driveway, the property is well equipped to accommodate several vehicles with ease, making it particularly well suited to modern family life.



SCHOOLING

The property is well placed for a range of highly regarded schools including Knockin CE Primary School, West Felton CE Primary School and The Marches School in Oswestry. Independent schooling is available at Oswestry School, Moreton Hall School and Ellesmere College, all of which are easily accessible from the property.

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 mains water, electricity, drainage and gas are connected. None of the services, appliances or installations have been tested by Halls.

LOCAL AUTHORITY

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

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - C

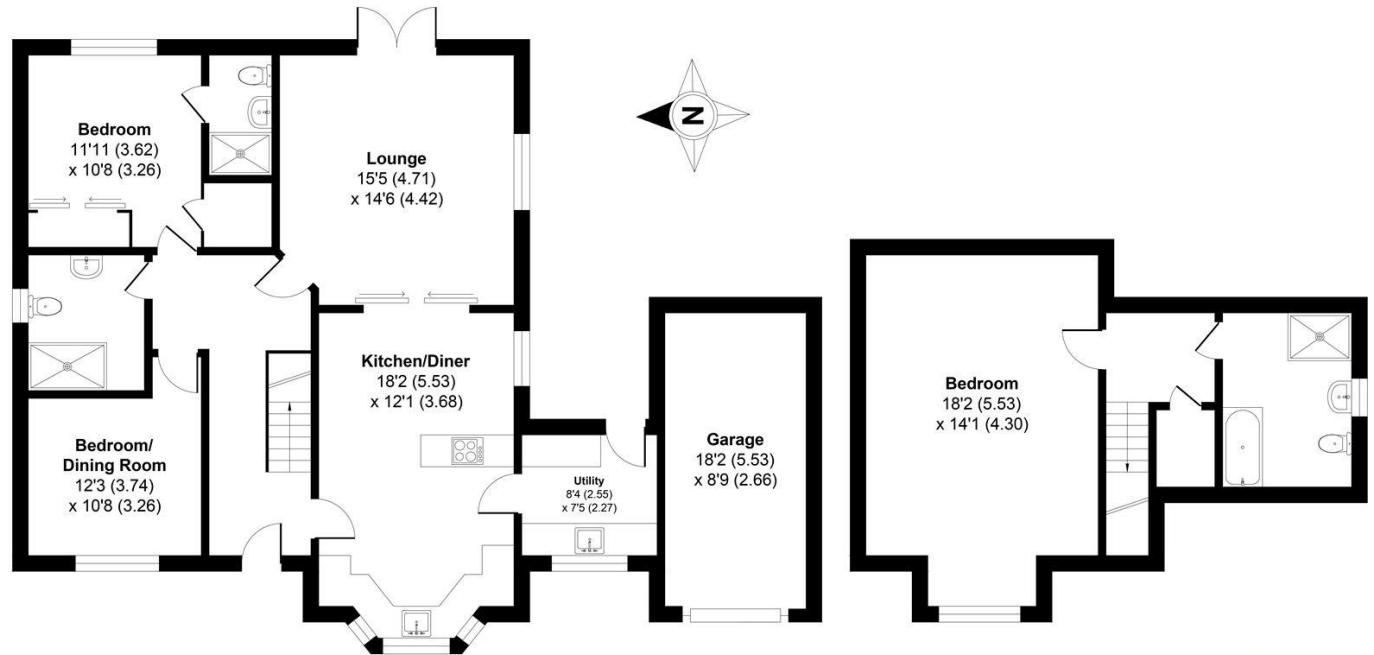
DIRECTIONS

From Halls, 20 Church Street, Oswestry, SY11 2SP, head north-west along Church Street and continue onto Willow Street. At the roundabout, take the exit onto the A5 towards Shrewsbury. Continue along the A5 before taking the turn signposted Knockin. Proceed into the village and turn into Knights Grove, where number 2 will be found within the development.

Garage = 158 sq ft / 14.71 sq m

Total = 1674 sq ft / 155.55 sq m

For identification only - Not to scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2)



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 these sale particulars or these

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

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.



