



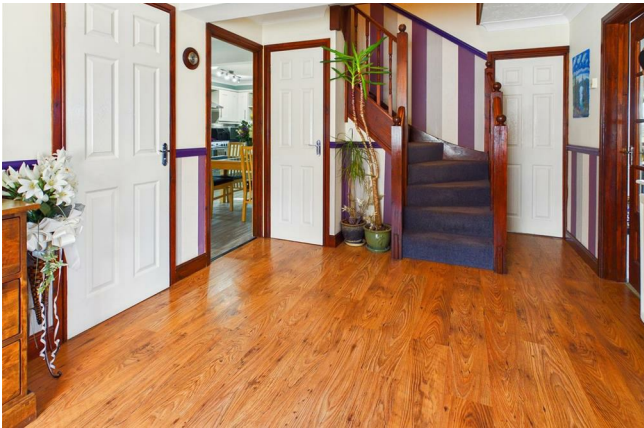


## Oakleigh, Leighton, Welshpool, SY21 8HL

£540,000

This impressive, well maintained and extended 4 double bedroom detached house has far reaching countryside views including views towards Powis Castle and is sat on a plot of approx 0.35 acres. With 2 receptions, orangery, modern kitchen/breakfast room, utility and cloakroom, family bathroom and ensuite. Approached via electric gates which lead to a large driveway and double garage with car port. Must be seen to be appreciated.





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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Ground floor Building 3



Approximate total area<sup>(1)</sup>

213.2 m<sup>2</sup>  
2292 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**DESCRIPTION**

Oakleigh has been much improved by the current owners and has been extended over the years and now offers a spacious, well presented family home with large welcoming entrance hall leading to a living room and dining sun room. The modern fitted kitchen/breakfast room has a utility off and leads to the impressive orangery. With 4 double bedrooms, en suite shower room and family bathroom. The property is approached via electric gates which lead to a large driveway and onto the double garage and car port. Set on a plot of approx 0.35 acres with gardens that wrap around the property and make the most of the stunning far reaching views including views towards Powis Castle. Leighton is located at the foot of Long Mountain which offers some beautiful walks through the Leighton Estate Woodlands together with the close proximity of the world renowned Offas Dyke Path. Situated approximately 2 miles from the market town of Welshpool which in turn lies 17 miles from Shrewsbury and 17 miles from Oswestry, making Leighton an easy place from which to access the main Midlands road and rail networks.

**ENTRANCE PORCH**

Paved frontage with front door leading to:

**SPACIOUS ENTRANCE HALLWAY**

Radiator, window to front, wood effect flooring, dado rail, staircase to the first floor and built in cloaks cupboard.

**CLOAKROOM**

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboards below and part tiled splash back, wood effect flooring and window to the front.

**LIVING ROOM**

Triple aspect room with windows to the front and rear and French doors leading to the side patio, 2 radiators, dado rail, fireplace with coal effect fire, mantle and display plinth to the side.

**DINING SUN ROOM**

The dining area has a radiator, dado rail and coved ceiling and opens out to the sun room with radiator and enjoying far reaching views and a door to the rear covered patio area.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, display shelving, black one and a half bowl sink with mixer tap under a window to the rear enjoying far reaching views, part tiled walls, space for Range style cooker with stainless steel extractor hood over and glass splash back, further appliance space, built in dishwasher, radiator, wood effect flooring and doors to the orangery and:

**UTILITY ROOM**

Tall storage cupboard, plumbing and space for washing machine and further appliance with work surface over, floor standing oil central heating boiler, window to the front and door to the side.

**ORANGERY/CONSERVATORY**

Triple aspect with French doors to rear enjoying far reaching views, radiator, wood effect flooring and underfloor electric heating.

**FIRST FLOOR LANDING**

A spacious landing with window to the side and dado rail.

**BEDROOM 1**

A range of built in furniture to include wardrobes, cupboards over the bed space and chest of drawers and shelving. Radiator, built in airing cupboard with tank and slatted shelving and window to the rear with far reaching views.

**EN SUITE SHOWER**

Suite comprising low level W.C., pedestal wash hand basin, fully tiled shower cubicle with twin heads, heated towel rail, built in storage cupboard, electric magnified mirror light, vinyl flooring and window to the front.

**BEDROOM 2**

Radiator, hatch to loft and window to the rear with far reaching views.

**BEDROOM 3**

Radiator, wood effect flooring and window to the rear with far reaching views.

**BEDROOM 4**

Radiator and window to the front.

**BATHROOM**

White suite comprising corner bath with mixer tap and shower attachment and separate electric shower over, concealed cistern W.C. and vanity wash hand basin with mixer tap and cupboards and drawers below, part tiled walls, heated towel rail and window to the front.

**OUTSIDE****FRONT**

Double electric gates lead to the large tarmac driveway which provides generous parking and turning and leads to the double garage. An area of lawn with flower and shrub borders and a path leading to a veg patch and greenhouse. SUMMERHOUSE/GYM - double glazed windows and French doors and power and light. Further area of lawn with steps down to a block paved patio and raised decked seating area with a path leading to the back gardens.

**REAR**

The rear gardens are a real feature of the property being on 3 levels. The top level has a large patio entertainment area running the width of the house with a covered patio area, both making the most of the far reaching views. Steps lead down to the first lawned level with a circular pond with waterfall feature, sloping rockery with flowers and shrubs, patio entertainment area and a covered seating area. Gravel path and steps leading to the lower level which is mainly laid to lawn with sloping rockery with flowers and shrubs. The whole garden is bounded by mature hedging.

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**DOUBLE GARAGE**

With twin electric up and over doors, power and light, double glazed window to the rear and eaves storage. To the side is a covered CAR PORT.

**GENERAL NOTES****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 are connected. Oil central heating. Septic tank drainage. We understand the Broadband Download Speed is: Standard 10 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**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 AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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.



**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** TBC

**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:**

From Welshpool proceed on the B4381 Severn Road towards Leighton. After leaving Welshpool proceed for just under a mile and at the T Junction turn right. Proceed past Leighton Primary School and turn left, take the first left up the private drive where the property can be found in front of you. What3words: feast.outs.plodding

**Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:  
1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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.