

TO LET

£2,000 Per Calendar Month

Oakfield House, Moss Lane, Bettisfield, Whitchurch, Shropshire, SY13 2LS

A five-bedroom executive detached family home which offers a substantial circa 2,800 sq ft of thoughtfully designed and flexibly arranged living accommodation comprising an array of well proportioned ground floor reception rooms complemented by five first floor bedrooms and three bathrooms.







TO LET

Ellesmere 6 miles | Whitchurch 8 miles | Wrexham 15 miles | Shrewsbury 17 miles | Chester 27 miles

(all mileages are approximate)







- **Circa 2,800 sq ft of Living Accommodation**
- **Five Bedrooms / Three Bathrooms**
- **Gardens ext to around 0.64ac**
- **Select Development of Homes**
- **Bordering Whixall Moss**
- **Select, Edge of Village Location**

DESCRIPTION

Oakfield House is a five-bedroom executive detached family home which offers a substantial circa 2,800 sq ft of thoughtfully designed and flexibly arranged living accommodation comprising an array of well proportioned ground floor reception rooms complemented by five first floor bedrooms and three bathrooms.

The property is situated within generous gardens which extend, in all, to around 0.64ac and offer views across Whixall Moss to the rear, whilst comprising ample driveway parking to the front which leads to a double garage, with, to the rear, an expanse of lawn complemented by attractive seating areas

SITUATION

Oakfield House occupies a truly delightful rural position nestled against a backdrop of Whixall Moss Nature Reserve, which abuts the property immediately to the east. The property lies on the fringe of the village of Bettisfield with immediate access provided to a range of quiet country lanes, footpaths, and bridleways; making it a haven for those with rambling, cycling or equestrian interests.

Despite its idyllic setting, the property retains a convenient proximity to the nearby towns of Ellesmere and Whitchurch which, between them, provide a range of day-to-day amenities, including Schools, Supermarkets, Restaurants, Public Houses, Medical Facilities, and an array of independent shops, with the county centres of Wrexham and Shrewsbury lying to the north and south respectively.

W3W

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SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Welshampton C of E Primary, Newtown C of E Primary (Outstanding), Ellesmere Primary, Lakelands Academy, The Thomas Adams School, Ellesmere College, Moreton Hall, and Oswestry School.

DIRECTIONS

Leave Ellesmere to the east via the A495, turning left just after The Mere to continue on this road. After around 3.9 miles, a right hand turn leads onto a country lane where, around 1 mile later, just after crossing the canal, a left hand turn leads onto Cadney Lane, continue to the end of Cadney Lane, turn left, continue around the bend and the property is situated at the end of the lane.

THE PROPERTY

Access is provided via a covered Porch supported by Grecian-style pillars which enters into a welcoming Entrance Hall, from where a doors leads immediately to the left into spacious Kitchen/Breakfast room featuring a selection of fitted units and planned space for seating.

3 Reception Room/s

5 Bedroom/s

4 Bath/Shower Room/s





Turning right from the Entrance Hall, doors open into three distinct Reception Rooms presently utilised as a home Office and Dining Room, with the largest of the three serving as the principal Sitting Room and boasts ample space for seating arranged around a central open-fire. Leading from the Sitting Room are double-doors which exit into a generous Conservatory with views to the rear. Completing the ground floor accommodation are a useful Utility Room with inset Cloakroom.

Stairs rise from the Entrance Hall to a galleried landing with recessed storage cupboard, from where doors allow access into five comfortably sized Bedrooms ideally suited to the needs of modern families. The Master and Bedroom Two benefit from adjoining En-Suites and walk-in-wardrobes, with a family Bathroom serving the needs of the remaining three Bedrooms, two of which also enjoy integrated storage cupboards.

GARDENS
The gardens of Oakfield House are of particular note and extend, in all, to around 0.64ac, with views to the east across Whixall Moss nature reserve.

The property is accessed via electrically-operated gates set within brick pillars, which lead on to a substantial gravelled parking area positioned to the fore of the property and further on to a double-garage (approx. 5.18m x 5.56) which features two vehicular doors to the front, a pedestrian door to the side, and an internal door which opens into the Utility Room.

The rear gardens are perfectly suited to families and, at present, comprise a generous expanse of well-maintained lawn bordered by mature trees and inset by a number of established herbaceous beds.

Complementing the lawns and positioned immediately beyond double-doors which exit from the Conservatory, is an attractive paved patio area which represents an ideal space for al fresco dining, or for simply enjoying the peace and tranquility the situation affords.

SERVICES
We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX
The property is listed as a band 'H' on the local authority register.

TERMS
The property will be subject to an APT and we anticipate being able to offer the property for around 12 months.

Pets to be declared prior to viewing.

HOLDING DEPOSIT
A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT
A security deposit equal to five weeks' rent will be due to be held by the DPS.

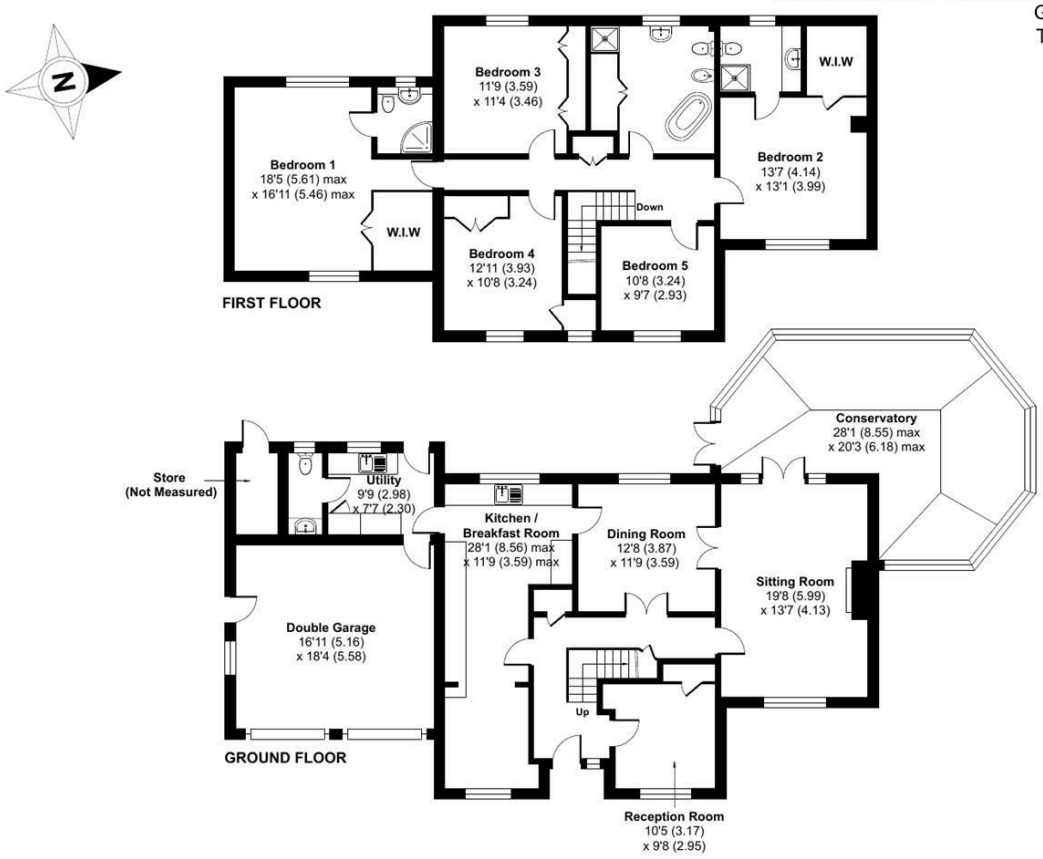
A deposit free option is available via Reposit.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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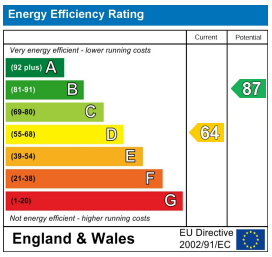
Approximate Area = 2792 sq ft / 259.4 sq m (excludes store)
Garage = 310 sq ft / 28.8 sq m
Total = 3102 sq ft / 288.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1438390

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Energy Performance Ratings



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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