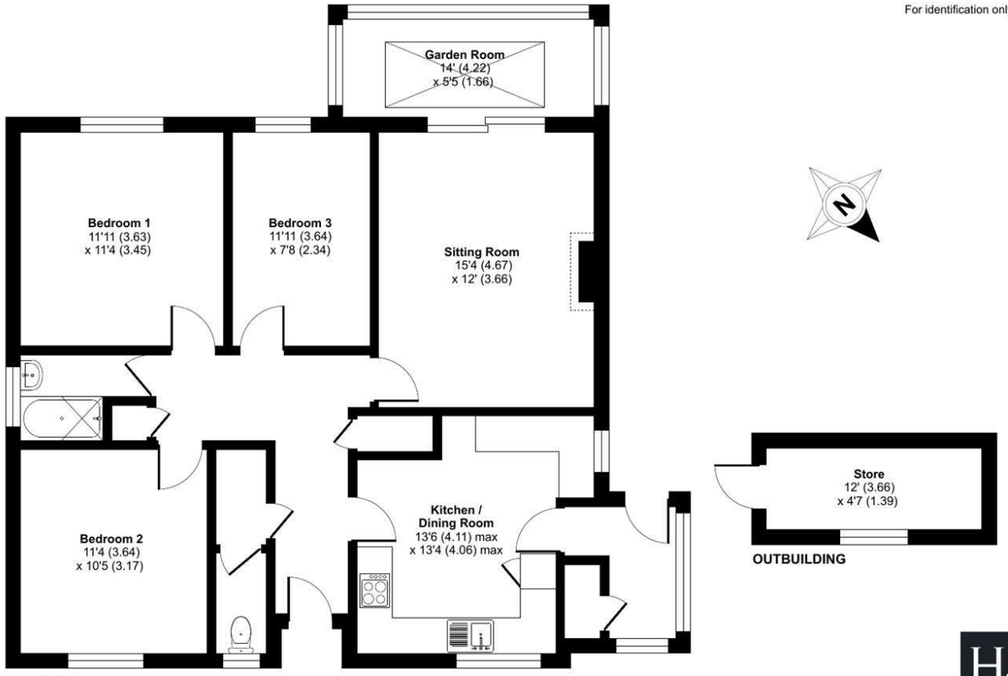
FOR SALE

Kashmir Rectory Lane, Pant, Oswestry, SY10 9RA

Approximate Area = 1037 sq ft / 96.3 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 1092 sq ft / 101.4 sq m
For identification only - Not to scale



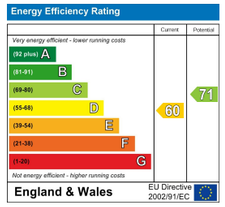
GROUND FLOOR

OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1347846

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com

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FOR SALE

Offers in the region of £270,000

Kashmir Rectory Lane, Pant, Oswestry, SY10 9RA

A three-bedroom detached bungalow occupying a generous plot with stunning views across the Shropshire Plain. The property offers spacious accommodation with scope for modernisation, a private driveway, garage, and gardens. Available with no onward chain, Kashmir presents an excellent opportunity to create a home of distinction in a highly sought-after village setting.

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Detached three-bedroom bungalow in sought-after village location**
- **In need of modernisation, offering superb potential**
- **Spacious accommodation with flexible layout**
- **Sitting room opening into a garden room with panoramic views**
- **Private driveway with garage**
- **No onward chain**

DESCRIPTION

Rectory Lane is a detached bungalow offering well-proportioned accommodation extending to approximately 1,092 sq. ft. (including outbuilding). Internally, the property would benefit from updating but provides a flexible layout with plenty of potential for personalisation.

The accommodation includes a welcoming entrance hall leading to a sitting room with feature fireplace and large sliding doors to the garden room, enjoying far-reaching views. The kitchen/dining room is generously sized, with access to a utility/store area. There are three bedrooms, a family bathroom, and a useful separate WC.

The property is offered with no onward chain, making it an attractive option for buyers wishing to modernise to their own specification.

OUTSIDE

The bungalow is set back from Rectory Lane with a private driveway leading to ample parking and a garage. Gardens extend to the front and rear, mainly laid to lawn, bordered by mature hedging, and offering exceptional views across the open countryside towards the Shropshire Plain. The elevated position enhances privacy and makes the most of the scenic outlook.

W3W

///subway.maybe.enhanced

SITUATION

Pant is a well-regarded village located on the A483, approximately 5 miles south of Oswestry and 18 miles from Shrewsbury. The village offers local amenities including a convenience store, public house, and primary school, with further facilities available in nearby Llanymynech. The area is well-served for outdoor pursuits, with canal and countryside walks on the doorstep, and excellent road links provide easy access to Oswestry, Welshpool, Chester, and the wider region.

SCHOOLING

Within a 10-mile radius of Pant there is an excellent choice of schooling for families. The property lies within the catchment of Bryn Offa Church of England Primary School in Pant, rated Good by Ofsted, with further well-regarded primaries nearby including Trefonen, Morda, Selattyn and Weston Rhyn. For secondary education, St Martin's School (3–16 learning community) provides continuity through to GCSE level, while the Marches School in Oswestry is a popular choice with a strong reputation. Independent education is also well catered for, with Moreton Hall at Weston Rhyn and Oswestry School both offering day and boarding options, alongside specialist provision at Derwen College in Gobowen.

SERVICES

Electric, gas, water and drainage are mains, however we recommend getting clarification from your solicitor.
Non of these have been tested by Halls

TENURE

Freehold

LOCAL AUTHORITY

Shropshire council

COUNCIL TAX

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.