

# SUMMER HILL

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TREFONEN | OSWESTRY



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TREFONEN | OSWESTRY | SHROPSHIRE | SY10 9DT

Oswestry 3 miles | Gobowen 6 miles | Shrewsbury 19 miles  
Chester 32 miles | Birmingham 58 miles | London Euston approx. 2 hours 35 minutes  
(Distances and time approximate)

**A private 10.5-acre country home occupying an elevated position with far-reaching panoramic views, offering versatile living and exceptional lifestyle potential on the edge of Trefonen.**

Approx. 10.54 acres of gardens and grounds.

Elevated position with panoramic countryside views.

Over 4,300 sq ft of flexible accommodation.

Detached outbuilding with cinema room, offices and garaging.

Ideal for home working or lifestyle buyers.

Private setting with excellent space and seclusion.

Edge-of-village location in sought-after Trefonen.

Easy access to Oswestry, A5 and wider road networks.

VIDEO TOUR



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## LOCATION & SITUATION

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Summerhill occupies a prime elevated position on the edge of the sought-after village of Trefonen, surrounded by rolling Shropshire countryside. The village offers a strong community feel with a well-regarded primary school, public house and local amenities, while nearby Oswestry provides a wide range of shops, supermarkets, leisure facilities and schooling options.

**Road:** Convenient access to the A5 and A483 linking to Shrewsbury, Chester and the Midlands motorway network.

**Rail:** Gobowen station approx. 15 minutes away with direct services to London Euston.

**Air:** Birmingham, Manchester and Liverpool airports all accessible.

**Schools:** Well regarded schooling nearby including Trefonen Primary School, Oswestry School, Moreton Hall, Ellesmere College and Packwood Haugh.

**Sporting:** Wonderful walking, riding and cycling nearby, with golf at Oswestry and Llanymynech, plus a range of local sporting clubs and leisure facilities.



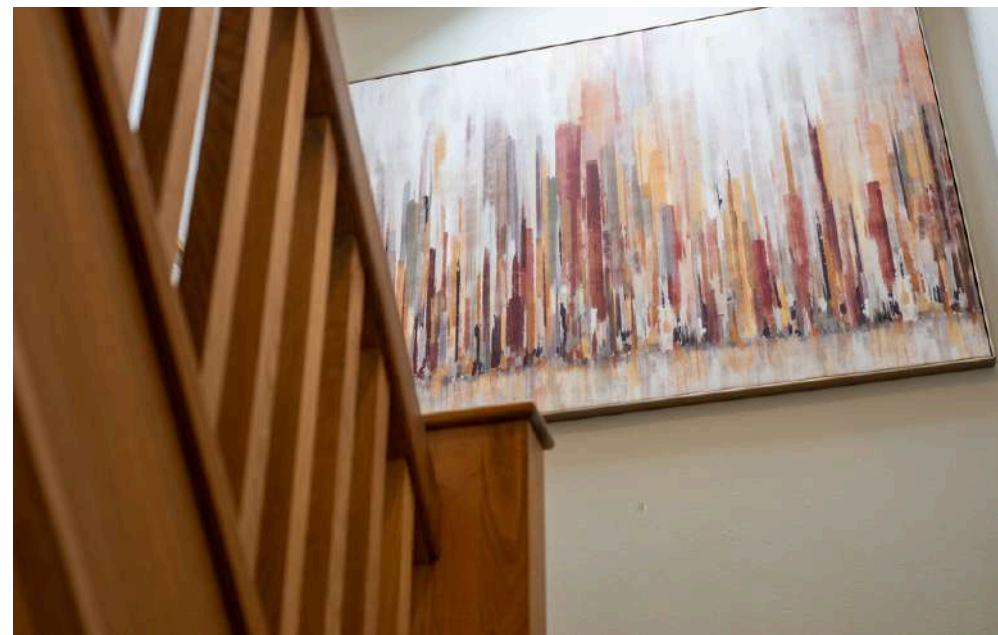
## SUMMER HILL

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Summerhill is a beautifully positioned country home set within approximately 10.54 acres, enjoying an elevated setting with stunning views across the Shropshire countryside. Extending to over 4,300 sq ft, the property offers flexible accommodation together with a substantial detached outbuilding incorporating garaging, cinema room and office space.

Combining privacy, space and accessibility, Summerhill presents a rare opportunity to acquire a substantial home in one of the area's most desirable edge-of-village locations, just a short distance from Oswestry and excellent transport links.





## THE ACCOMMODATION

The property offers an exceptional arrangement of accommodation extending to over 4,300 sq ft, designed to suit both family living and entertaining. A welcoming reception hall leads to well-proportioned principal reception rooms, including a bright main living area and a more intimate snug, both enjoying attractive views over the grounds.

A standout feature is the impressive open-plan kitchen and dining space, extending to over 44 ft, creating a superb hub of the home with direct access to the outside. A practical utility room complements the day-to-day functionality.

To the first floor, the principal bedroom suite offers generous proportions together with adjoining facilities, while three further bedrooms are served by bath and shower rooms. A fifth bedroom sits more privately and connects to a versatile mezzanine space, ideal as a games room, studio or additional living area.

A substantial detached outbuilding provides excellent additional space, currently arranged as garaging with offices above and a cinema room below.

This highly versatile building is well suited to home working, leisure use or storage, and complements the main house perfectly.

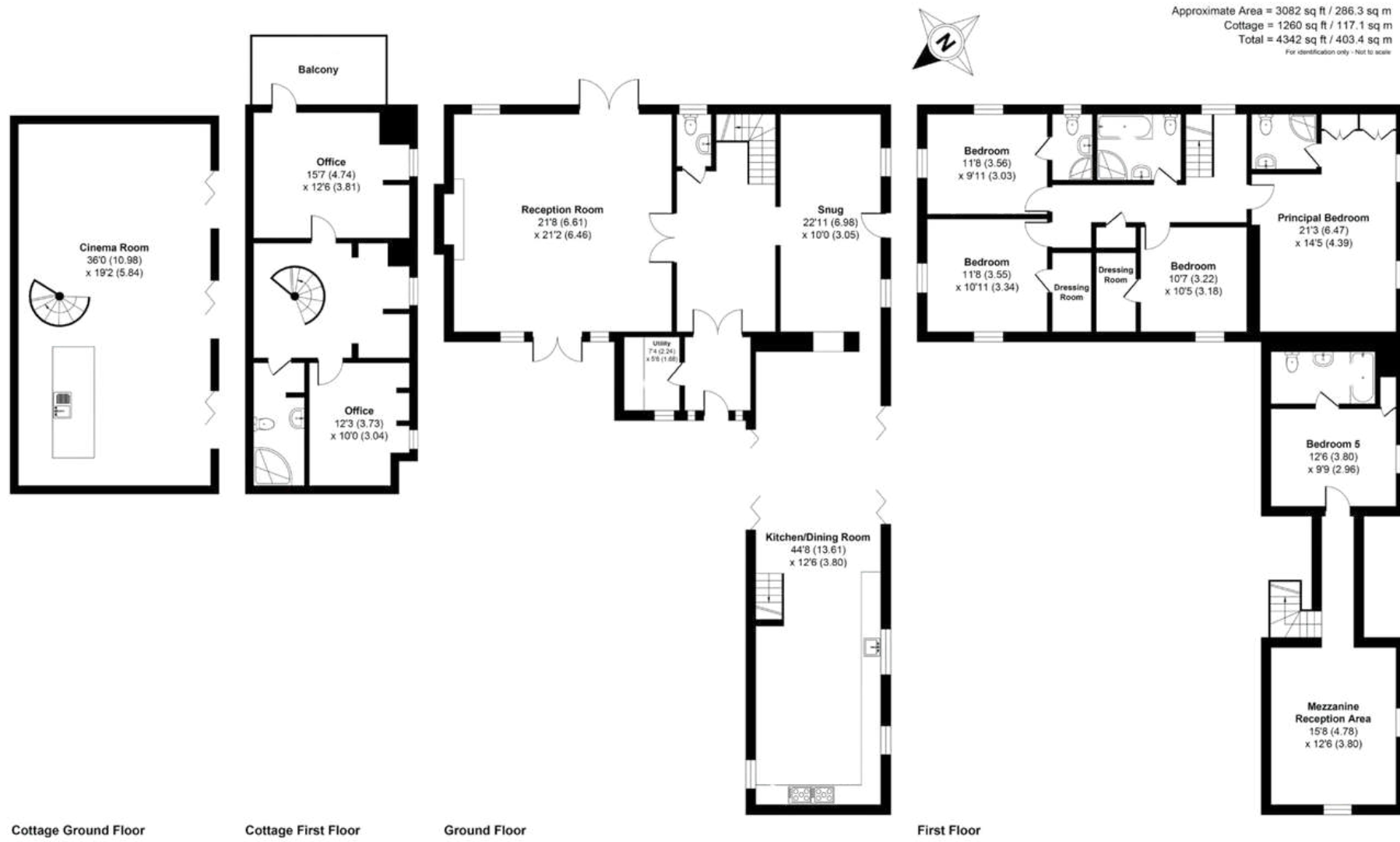
Please note the outbuilding is not configured or consented as a separate residential dwelling.







# SUMMER HILL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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## GARDENS & GROUNDS

The gardens and grounds extend to approximately 10.54 acres and are a particularly special feature of the property. The elevated position allows for far-reaching views, while the surrounding land provides excellent privacy and a strong sense of space.

The grounds offer significant potential for a variety of uses including family enjoyment, entertaining or further landscaping, with scope for lifestyle or equestrian interests subject to requirements.

# GENERAL REMARKS

## 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 the property has the benefit of mains water and electric, a private drainage system and oil-fired central heating. Interested parties are advised to make their own enquiries.

## LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ.  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – C

## DIRECTIONS

What3Words ///goofy.hedge.crust

From Oswestry proceed out of town towards Trefonen. Continue into the village and follow the main road through, where Summer Hill will be found in an elevated position within the village.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## 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 not.

## 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 hedges.

## 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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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