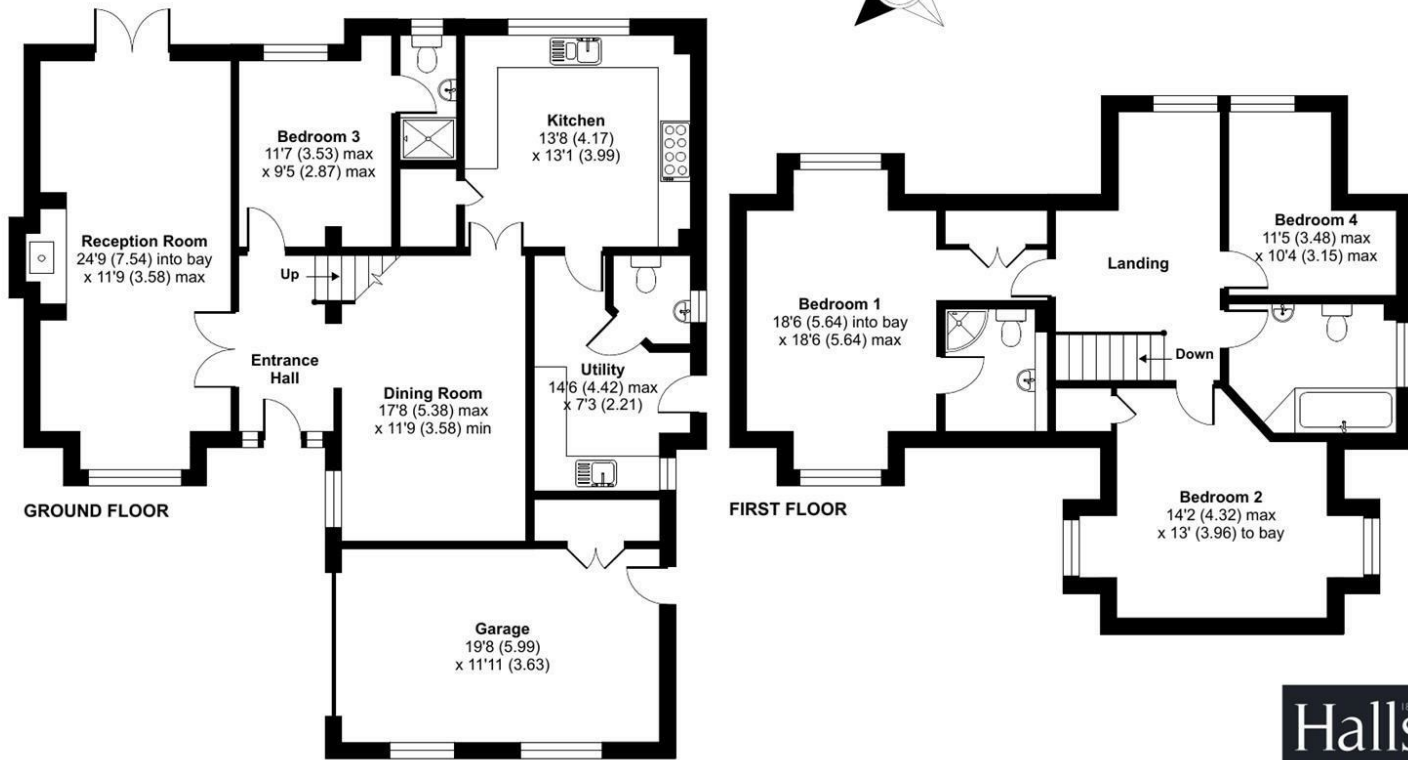


FOR SALE

Dogberry, Rhewl Lane, Gobowen, SY10 7AS



Approximate Area = 1903 sq ft / 176.8 sq m  
 Garage = 256 sq ft / 23.8 sq m  
 Total = 2159 sq ft / 200.6 sq m  
 For identification only - Not to scale



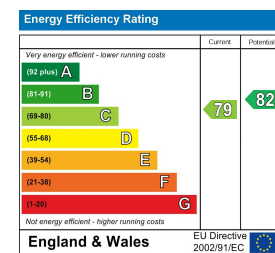
FOR SALE

Offers in the region of £480,000

Dogberry, Rhewl Lane, Gobowen, SY10 7AS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1389160

Energy Performance Rating



**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.



01691 670320

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



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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **Substantial four-bedroom detached dormer bungalow**
- **Generous accommodation extending to approximately 1,903 sq ft**
- **Integral garage and ample off-road parking**
- **Attractive, well-maintained gardens offering a good degree of privacy**
- **Excellent access to village amenities, schooling and Gobowen railway station**

#### DESCRIPTION

Dogberry is a substantial and characterful four-bedroom detached dormer bungalow, offering well-balanced accommodation arranged over two floors and extending to approximately 1,903 sq ft, together with an integral garage. Occupying a sought-after position along Rhewl Lane, the property combines generous proportions with excellent versatility for modern family living.

The accommodation is entered via a welcoming entrance hall with staircase to the first floor. To the front of the property is an impressive reception room featuring a deep bay window, creating a light and elegant living space. A separate dining hall provides an excellent secondary reception area, well suited to formal dining, entertaining or everyday family use.

The kitchen is generously proportioned and arranged to provide extensive worktop and storage space, with ample room for everyday dining. Adjoining the kitchen is a useful utility room offering additional appliance and storage space, together with access to a ground-floor WC, enhancing the overall practicality of the layout. A ground-floor bedroom adds valuable flexibility, ideal for single-level living, guest accommodation or home working.

To the first floor, the landing leads to three further well-proportioned bedrooms, including a particularly spacious principal bedroom with bay window. The remaining bedrooms are all capable of accommodating double beds and are served by bathroom facilities arranged off the landing.

Externally, the property benefits from an integral garage providing secure parking and storage. Overall, Dogberry offers generous accommodation, scope for personalisation and a strong sense of space and character, all within easy reach of Oswestry and surrounding transport links.

#### OUTSIDE

Dogberry occupies a generous and well-maintained plot, with gardens extending to the rear and side of the property, offering a good degree of privacy and an attractive outlook. The rear garden is predominantly laid to lawn, bordered by established fencing and hedging, creating an excellent space for family use, entertaining or further landscaping. A paved patio area adjoins the rear of the property, providing an ideal seating area for outdoor dining, with steps leading up to the main lawn.

The garden also benefits from timber garden stores/sheds, offering useful external storage, along with gravelled sections and low brick retaining walls that add structure and definition to the outdoor space.

To the front and side, the property is approached via a block-paved driveway providing ample off-road parking and access to the integral garage. The frontage is neatly arranged and screened by established hedging, enhancing both privacy and kerb appeal.

Overall, the outside space complements the proportions of the dormer bungalow well, offering a practical yet appealing garden setting in this sought-after village location.

#### DIRECTIONS

From Halls Oswestry office, proceed out of the town centre along Gobowen Road, continuing straight over the roundabout and following the road towards Gobowen. Continue into the village and turn left onto Rhewl Lane. Follow Rhewl Lane for a short distance, where the property Dogberry will be found on the left-hand side, clearly identified by a Halls For Sale board.

#### SITUATION

Dogberry occupies an established and sought-after position along Rhewl Lane, within the popular village of Gobowen. The village offers a good range of everyday amenities including a primary school, convenience stores, public houses and a railway station providing direct links to Shrewsbury, Chester and Birmingham. Further comprehensive shopping, leisure and educational facilities are available in the nearby market town of Oswestry.

The area is well regarded for its accessibility, with excellent road links to the A5 and A483, allowing convenient travel throughout Shropshire, North Wales and the wider Midlands. The surrounding countryside provides attractive walking and recreational opportunities, while the location remains well suited to commuters, families and those seeking a village setting with easy access to larger centres.

#### SCHOOLING

The property is well placed for a range of both primary and secondary schooling. Gobowen Primary School is located within the village and is well regarded locally. Secondary education is available at several nearby schools including Oswestry School, The Marches School and Lakelands Academy, all within comfortable travelling distance. The wider area also offers access to independent schooling options in Oswestry and Shrewsbury, making the location well suited to families.

#### SERVICES

We understand that the property is connected to mains electricity, water and drainage. Heating is provided via a gas-fired central heating system.

None of the services or appliances have been tested by the agents.

#### TENURE

Freehold.

The property is offered for sale with vacant possession upon completion.

#### W3W

What3Words:///customers.sunroof.singled

#### LOCAL AUTHORITY

Shropshire Council.

#### COUNCIL TAX

Band E (Shropshire Council).

#### VIEWINGS

Strictly by prior appointment through the selling agents, Halls Estate Agents, Oswestry.

#### 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.