



OAKFIELD HOUSE

BETTISFIELD | WHITCHURCH | SY13 2LS





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Ellesmere 6 miles | Whitchurch 8 miles | Wrexham 15 miles | Shrewsbury 17 miles | Chester 27 miles
(all mileages are approximate)

AN EXECUTIVE FIVE-BEDROOM FAMILY HOME
SET IN GENEROUS GARDENS ON THE EDGE OF WHIXALL MOSS

Circa 2,800 sq ft of Living Accommodation
Five Bedrooms / Three Bathrooms
Gardens ext to approx. 0.64ac
Select Development of Homes
Bordering Whixall Moss



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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

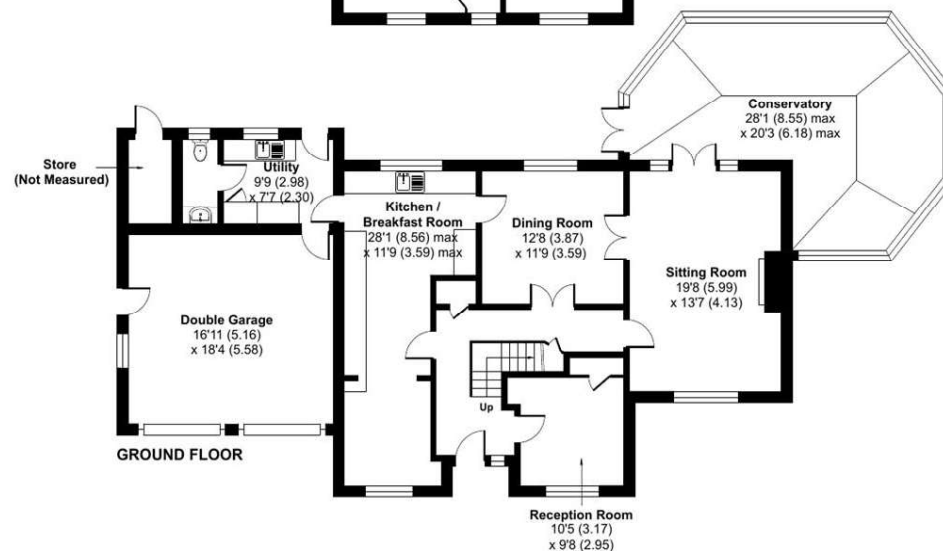
SITUATION

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.

THE PROPERTY

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



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



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.

SCHOOLING

The property is well situated for access to a number of well regarded state and private school, including Welshampton C of E Primary, Whixall C of E Primary, Newtown C of E Primary (outstanding), The Maelor School, Lakelands Academy, Ellesmere College, Packwood Haugh, Oswestry School and Adcote School for Girls.

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. Drainage is provided to a private system

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

Council Tax Band – H

DIRECTIONS

What3Words [///ratio.loaf.items](#)

Leave Ellesmere to the east via the A495, turning left shortly after passing The Mere to remain on this road. After around 5 miles, a right hand turn (signposted Bettisfield/Wem) leads onto a quiet country lane.

Follow this lane for further mile and, immediately after crossing the canal, turn left onto Cadney Lane.

At the culmination of Cadney Lane, turn left and follow the track to the right where Oakfield House will be situated.



RIGHT OF WAY & EASEMENTS

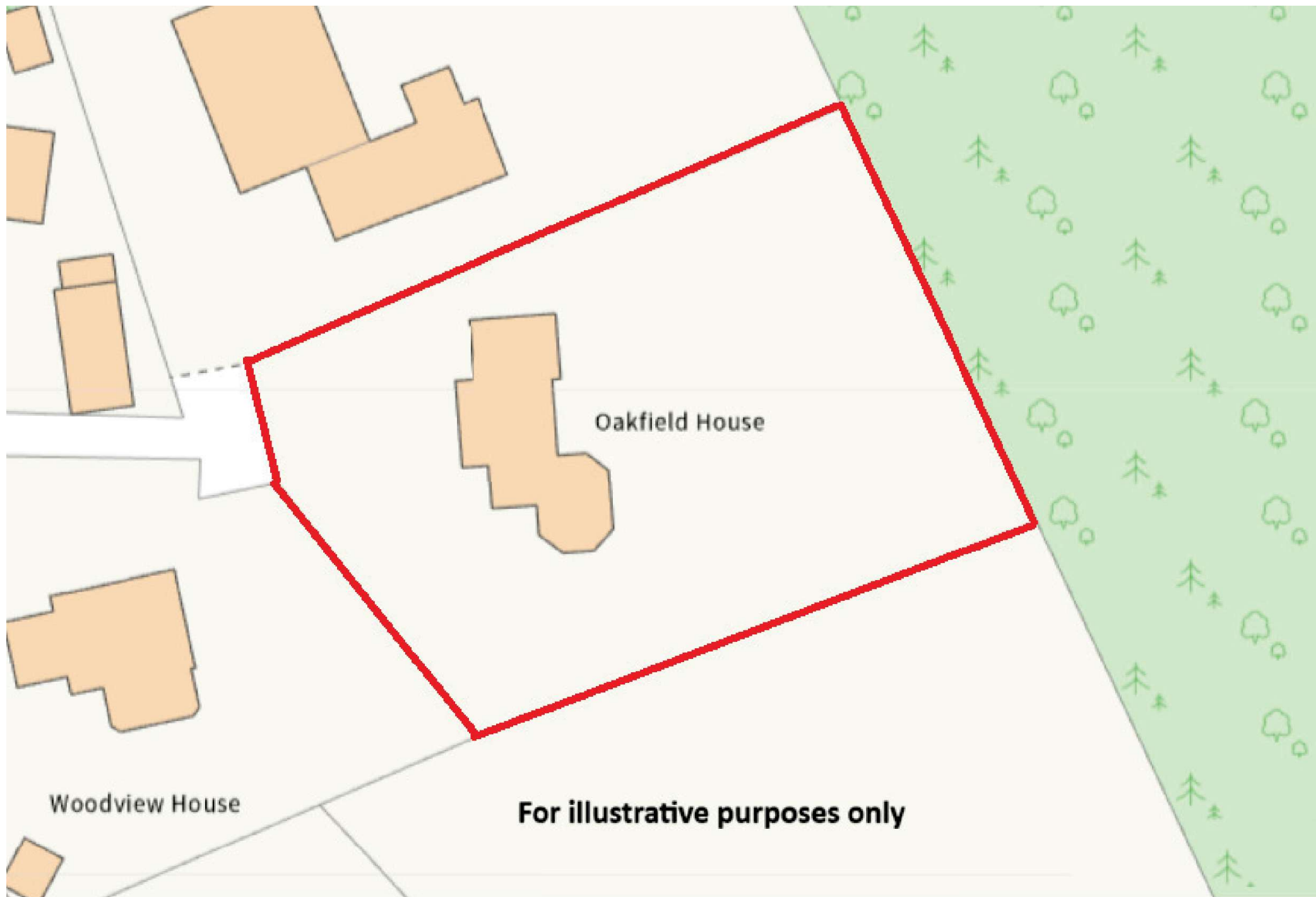
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



Oakfield House

Woodview House

For illustrative purposes only

