



## SCHOOL BUNGALOW | SCHOOL LANE

PANT | OSWESTRY | SY10 9QA



A comprehensively modernised four-bedroom detached dormer bungalow, offering approximately 800 sq ft of stylishly presented accommodation, generous gardens extending to 0.19 acres and ample parking, positioned on the outskirts of the popular village of Pant.

**Offers in the region of £299,995**





- Detached Bungalow
- Versatile Accommodation
- Well Presented
- Comprehensively Modernised
- Generous Gardens
- Popular Edge of Village Location

## DESCRIPTION

Halls are delighted with instructions to offer School Bungalow in Pant for sale by private treaty and with the benefit of no onward chain.

School Bungalow is an immaculately presented detached dormer bungalow which has been comprehensively renovated and modernised throughout to create a stylish, contemporary home offering versatile accommodation in a sought-after residential location. Finished to an exceptional standard, the property combines modern family living with beautifully appointed bedrooms, landscaped gardens and generous off-road parking, making it ideally suited to families or downsizers.

The accommodation is centred around a well-proportioned sitting room and fitted kitchen, complemented by four bedrooms arranged over two floors. Two bedrooms and the family bathroom are conveniently positioned on the ground floor, while the first floor provides two further generous bedrooms.



## SITUATION

Pant is a highly regarded village occupying an attractive position close to the Welsh border, approximately 5 miles south of Oswestry. The village provides a selection of useful amenities, including a convenience store, public house and primary school, with a wider range of facilities available in nearby Llanymynech. Surrounded by beautiful countryside and within easy reach of scenic canal-side walks, the area offers an excellent balance of rural living and everyday convenience. The A483 provides excellent connections to Oswestry, Welshpool, Shrewsbury and the wider region.

## SCHOOLING

Pant is particularly well placed for access to a range of highly regarded educational establishments. Primary education is available at Bryn Offa CE Primary School, while secondary schooling is provided by The Marches School in Oswestry. A number of highly regarded independent schools are also within convenient travelling distance, including Oswestry School, Moreton Hall and Ellesmere College.

## THE PROPERTY

The front door opens into a welcoming reception hall, from which doors provide access to the principal ground-floor rooms and stairs rise to the first floor. The well-proportioned sitting room offers ample space for comfortable seating positioned around a stone fireplace, while the adjoining kitchen provides a range of fitted units, work surfaces and space for appliances, together with access to the outside.



Two generously sized bedrooms are positioned on the ground floor, one of which could alternatively be used as a dining room, home office or additional reception space if desired. These are served by a modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, hand basin and WC.

The first floor provides two further well-proportioned bedrooms, both featuring characterful exposed timbers and skylights.

### OUTSIDE

The property occupies a generous plot and is approached through timber gates onto an extensive gravelled driveway, providing ample off-road parking. The generous gardens are predominantly laid to lawn, interspersed with gravelled pathways, whilst an attractive paved terrace provides an ideal space for outdoor dining and entertaining. A conveniently positioned hot water tap also makes this area particularly well suited for the installation of a hot tub.

The grounds are bordered by traditional stone walling, timber fencing and established hedging, with steps rising to a further elevated patio area. Two brick-built stores are conveniently positioned beside the rear entrance, providing ample outdoor storage.

### DIRECTIONS

Leave our Oswestry office and proceed south along Church Street, joining the A483 towards Welshpool. Continue along the A483 into the village of Pant and take the first right-hand turning onto School Lane where the property will be found on the right-hand side, identified by a Halls “For Sale” board.

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### SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. The property benefits from oil-fired central heating and an EV charger.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### 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 (plus 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.

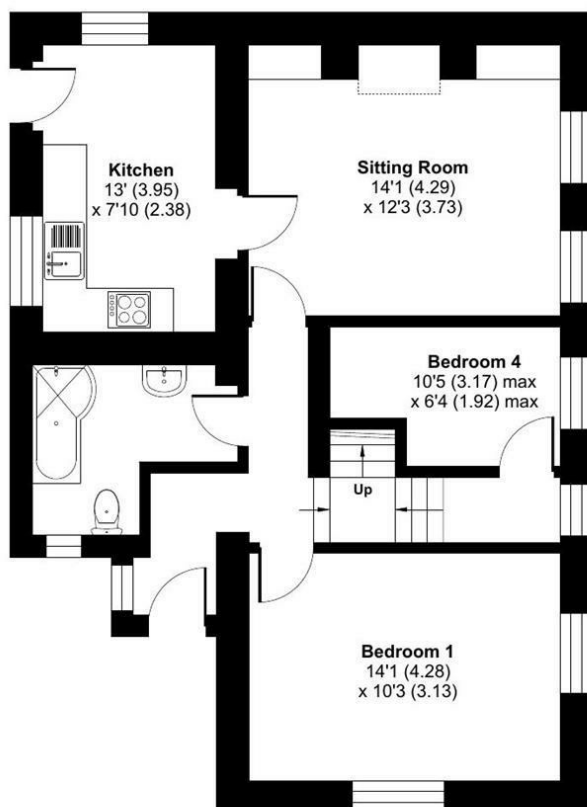
### VIEWINGS

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

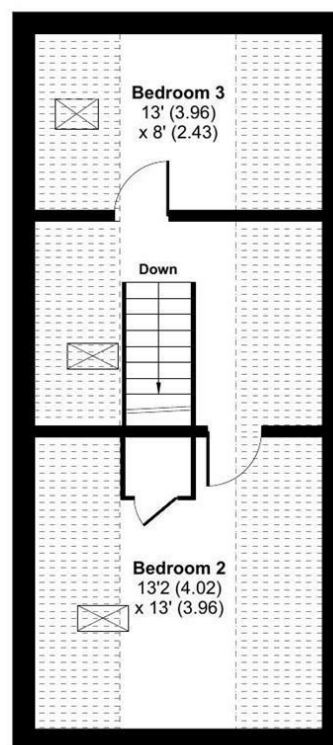


Approximate Area = 860 sq ft / 79.9 sq m  
Limited Use Area(s) = 244 sq ft / 22.7 sq m  
Total = 1104 sq ft / 102.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1512786



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



## OSWESTRY SALES

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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.