



Cameron Lodge, Morda Road, Oswestry, SY11 2AY

Offers in the Region of £ 850,000



Bedrooms: 4 Bathrooms: 6 Receptions: 5

Discover this exceptional modern detached home, constructed in 2018, offering four bedrooms, six bathrooms, and five reception rooms, all set within secure gated grounds in a highly sought-after location. This impressive property boasts a detached double garage with an integrated first-floor bedroom and ensuite, underfloor heating on the ground floor, and a beautifully landscaped wrap-around garden – perfect for contemporary family living.

Step into the impressive **Entrance Hallway** (5.466m x 4.533m), characterized by its double-height ceiling, abundant natural light from ceiling windows, elegant tiled flooring, and practical storage cupboards. From here, doors lead to the various ground floor living spaces, including a well-appointed **Guest Cloakroom** (2.072m x 2.357m) with obscured front-aspect windows, a low-level WC, hand wash basin, and tiled floor.

The spacious **Lounge** (4.896m x 7.54m) provides an inviting space for relaxation, featuring front-aspect windows, fitted carpet, and a wall-mounted fire. For more intimate moments, the comfortable **Snug** (3.514m x 4.885m) offers wood flooring and rear-aspect folding patio doors that connect seamlessly to the garden. Adjacent to this, the elegant **Dining Room** (3.277m x 5.451m) also benefits from rear-aspect folding patio doors and tiled flooring, creating an ideal setting for entertaining.

The heart of this home is the remarkable **Kitchen/Diner** (4.874m x 10.84m), a truly impressive space with front-aspect windows and rear-aspect folding patio doors. The kitchen area is equipped with a comprehensive range of eye and base units, an integral dishwasher, a central island with a breakfast bar and wine cooler, a Rangemaster cooker, a stainless steel sink with a tower mixer tap, and ample space for a fridge freezer. This expansive room comfortably accommodates a dining table and additional seating, making it perfect for family gatherings. A door leads to the practical **Utility Room** (3.397m x 2.524m), which features side-aspect windows, a rear-aspect half-glazed external door, a stainless steel sink unit with a tower mixer tap, fitted cupboards, and generous space for a fridge freezer, washing machine, and tumble dryer.

Ascend the carpeted **Stairs and Landing** to the first floor, where a galleried landing, loft hatch, and airing cupboard provide access to the sleeping quarters. The **Loft** itself offers power, lighting, and is insulated and boarded for additional storage.

The luxurious **Master Bedroom Suite** (10.58m x 4.883m) is an impressive retreat, featuring fitted carpet, a radiator, front-aspect bedroom area, and a dedicated rear-aspect dressing area with fitted wardrobes. This is complemented by a lavish **Ensuite 1** (1.954m x 3.56m) boasting a ceiling window, tiled walls and floor, a walk-in shower cubicle, a bath, a hand wash basin, a heated towel rail, and a low-level WC.





Three further well-proportioned bedrooms each benefit from their own ensuite facilities. **Bedroom 2** (3.619m x 2.685m) offers rear-aspect windows, a radiator, and fitted carpet, with a private **Ensuite 2** (1.66m x 1.704m) including a shower cubicle, hand wash basin, low-level WC, tiled floor and walls, extractor fan, and heated towel rail. **Bedroom 3** (4.758m x 4.879m) features rear-aspect windows, a radiator, fitted carpet, and wardrobes, leading to **Ensuite 3** (1.738m x 2.472m) with a ceiling window, tiled floor and walls, heated towel rail, low-level WC, hand wash basin, and shower cubicle. Similarly, **Bedroom 4** (4.88m x 4.661m) provides front-aspect windows, a radiator, fitted carpet, and wardrobes, served by **Ensuite 4** (1.528m x 2.332m) which includes ceiling windows, a hand wash basin, low-level WC, heated towel rail, shower cubicle, and tiled floor and walls.

Adding to the property's versatility is a **Detached Garage** with a large up-and-over door, power, and lighting. Above the garage, accessed via a separate entrance, is **Bedroom 5** (4.229m x 5.572m), a spacious first-floor room with front-aspect windows and fitted carpet, complete with its own **Ensuite 5** (1.902m x 1.706m) featuring a ceiling window, low-level WC, hand wash basin, tiled floor, and a shower cubicle – ideal for guests or as a private office space.

Externally, the property is accessed via secure gated parking and a private driveway, providing ample space for several vehicles. The delightful wrap-around garden offers a patio area for outdoor entertaining and relaxation, creating a wonderful outdoor environment to enjoy.

This modern, well-appointed home combines spacious interiors with practical features and excellent accessibility. We highly recommend a viewing to fully appreciate the quality and lifestyle on offer.

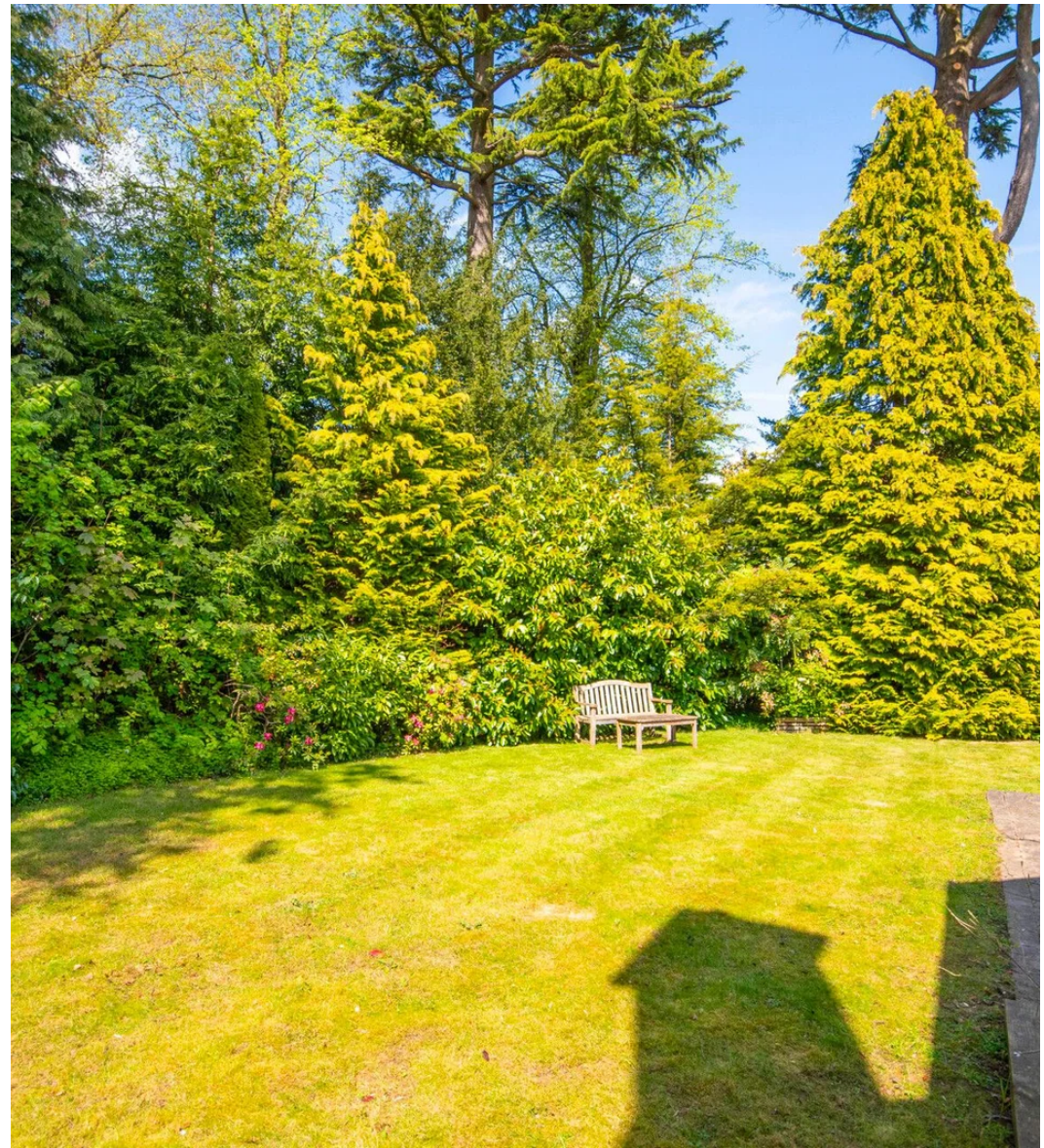
Directions - From the Woodhead office, head out of town along **Morda Road (B4069)**. Continue past the **Oswestry Cricket Club** on your left. Immediately after passing the next left-hand turning, you will find the entrance just a few meters ahead, look for the **black gated driveway** on the left.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





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