

BEECHWOOD

75 OAKHURST ROAD | OSWESTRY | SY11 1BL

Halls 1845



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Wrexham 15 miles | Shrewsbury 18 miles | Chester 27 miles
(all mileages are approximate)

A substantial four-bedroom period family home which has been subject to significant improvement and extension, complemented by ample driveway parking, attractive gardens, and stylishly presented living accommodation.

Substantial Family Home
Extended and Improved
Stylishly Presented
Countryside Views
Edge of Town Location

Halls 1845

Oswestry Office
20 Church Street, Oswestry, Shropshire,
SY11 2SP
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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Beechwood is a handsome period residence, thoughtfully extended and refined to provide over 2,300 sq ft of beautifully appointed, versatile family accommodation arranged across three floors.

The property is complemented by generous gardens extending to approximately 0.3 acres, which have been thoughtfully improved and meticulously maintained.

SITUATION

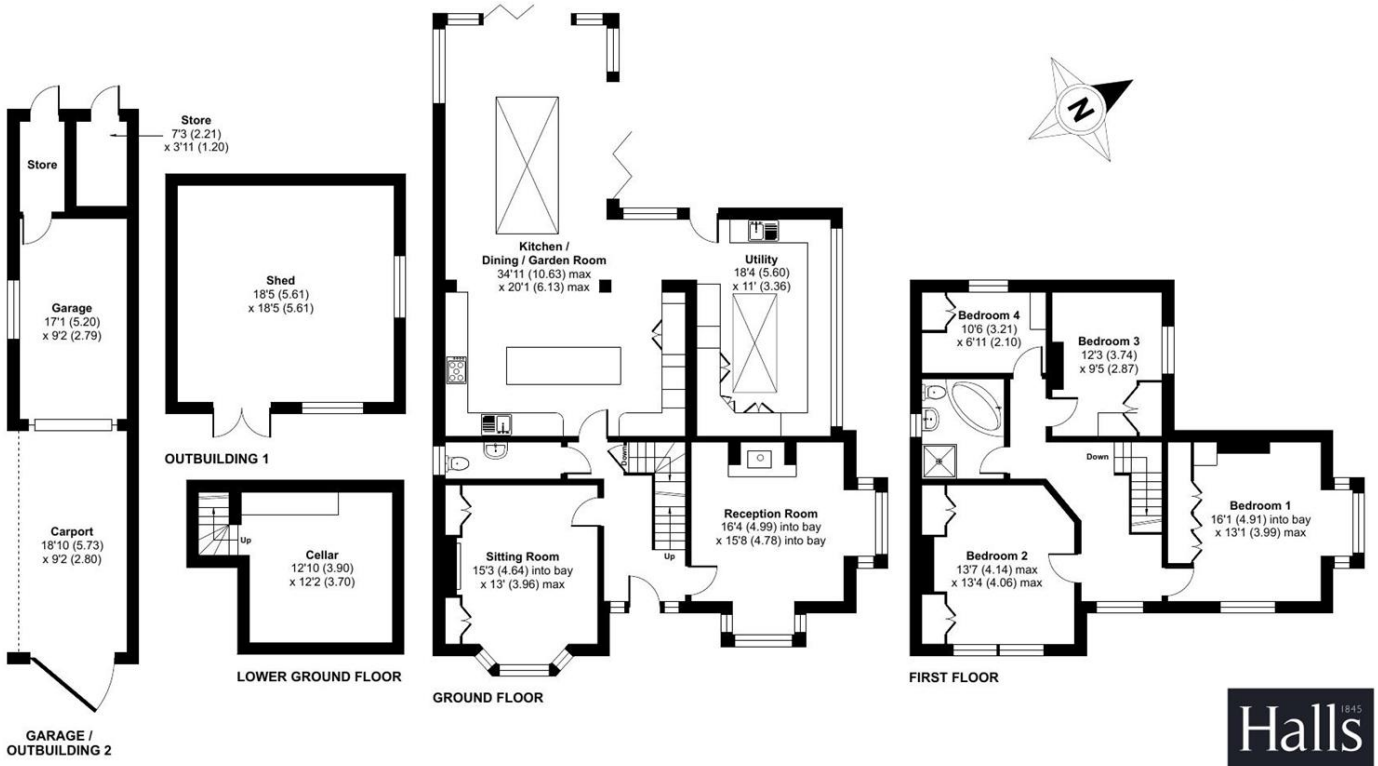
No. 75 occupies a sought-after position on Oakhurst Road, an established residential address on the north-western side of Oswestry. Handsome period homes and mature gardens give the road much of its character, whilst the open parkland and mature trees of nearby Brogyntyn provide an attractive backdrop. Oswestry's historic centre lies within easy reach, with independent shops, cafés and a traditional market, while the surrounding countryside offers a choice of walks.

PROPERTY

A generous entrance hall gives access to two beautifully presented, bay-fronted reception rooms, each with its own fireplace. The principal living room is arranged around a log fire set within a traditional surround, whilst the second reception room features a gas fire flanked by fitted shelving, offering a separate space to read or unwind

The full scale of the ground floor becomes apparent at the rear, where the kitchen and dining area open into an impressive oak framed garden room. A substantial central island anchors the kitchen, with ample room for a dining table and a generous seating area beyond. Exposed timbers and a large, glazed roof lantern give the garden room height and character, whilst full height glazing draws the eye out towards the garden. Two sets of bi-fold doors open to the terrace and garden, allowing the living space to extend outdoors when entertaining.

Approximate Area = 2341 sq ft / 217.5 sq m (excludes carport)
Garage = 188 sq ft / 17.4 sq m
Outbuildings = 370 sq ft / 34.4 sq m
Total = 2899 sq ft / 269.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1543429

The adjoining utility room is a feature in its own right. Generously proportioned and fitted with extensive work surfaces, deep drawers and full-height cabinetry, it offers dedicated space for laundry, household storage and additional preparation, with room for a breakfast table and chairs. A cloakroom completes the ground-floor accommodation. Accessed from the entrance hall, the cellar has been tanked and smartly appointed, with power and lighting. It offers a quiet space for home working.

Stairs rise from the entrance hall to the first-floor landing, which leads to four generously proportioned bedrooms. The principal and second bedrooms command far-reaching views across the surrounding countryside, whilst the third and fourth bedrooms enjoy an attractive outlook over the beautifully maintained gardens. All four bedrooms are served by a well appointed family bathroom featuring a bath and separate shower.













GARDENS

Enjoying a particularly desirable position on the locally renowned Oakhurst Road, the property is approached over a block-paved driveway providing off-road parking, with steps rising alongside the lawned front garden to the entrance.

The rear garden is a particular feature of the property, with a generous sweep of lawn framed by mature hedging, established trees and richly planted borders. Immediately adjoining the house, a raised terrace commands an attractive outlook over the garden and offers ample space for outdoor dining and entertaining. Tucked around the side of the property and accessed from the terrace is a useful gardeners W/C. Steps descend to a further paved seating area, offering a second spot to sit and enjoy the garden which leads directly onto the lawn.

Set amongst mature planting, the timber summerhouse features a decked veranda and offers scope for a home office, hobby room or a retreat for the family. It may also lend itself to conversion for guest accommodation or short-term holiday letting, subject to any necessary consents and alterations.

A separate outbuilding incorporates a single garage with an adjoining carport, providing sheltered parking and scope for workshop or hobby use. Two adjoining stores, each with its own external access, offer dedicated space for garden machinery, tools and outdoor furniture

SCHOOLING

The property is conveniently situated for a range of schools within Oswestry, with primary education available at Woodside Primary School, Holy Trinity Church of England Primary Academy and Our Lady and St Oswald's Catholic Primary School, together with secondary education at The Marches School.

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 benefits from mains water, gas, electricity and drainage.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - D

DIRECTIONS

What3Words ///hiking.streetcar.noun

Leave the Halls office on Church Street, Oswestry, in the direction of Cross Street, following the road as it bears left into Willow Street (B4580). Continue along Willow Street before turning right onto Oakhurst Road (B4579), where No. 75 is situated a short distance along on the right-hand side, identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.





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