

BREDON STATION ROAD

WHITTINGTON | OSWESTRY | SHROPSHIRE | SY11 4BQ







An impressively proportioned three/four-bedroom detached mature family home offering over 2,000 sq ft of flexibly arranged living accommodation, complemented by attractive gardens and ample driveway parking, enviably situated on the outskirts of Whittington.

Offers in the region of £360,000





3 3 2 E

- **Three/Four Bedroom Family Home**
- **Circa 2,000 sq ft**
- **Beautifully Maintained Gardens**
- **Ext to approx. 0.15 ac**
- **Ample Driveway Parking**
- **Desirable Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Bredon in Whittington for sale by private treaty.

Bredon is a substantial three/four bedroom detached family home boasting over 2,000 sq ft of deceptively spacious and flexibly arranged living accommodation situated over three floors. with a range of versatile reception rooms complemented by three generously proportioned bedrooms.

The property is complemented by meticulously maintained gardens which extend, in all, to around 0.12 ac; featuring expanses of lawn, well stocked floral beds, mature trees, and attractive seating areas, alongside a useful greenhouse.

SITUATION

Bredon occupies a particularly pleasant position on the perimeter of the popular village of Whittington, which provides a range of day-to-day amenities, including Schools, Public Houses, Convenience stores and, most notably, a Castle.

Whittington is conveniently placed for access to the wider area and lies broadly equidistant between the towns of Ellesmere and Oswestry, with the county centre of Shrewsbury positioned to the south and easily reached via the nearby A5.

Rail links are available in the neighbouring village of Gobowen.

SCHOOLING

The property is conveniently situated for a number of well regarded state and private schools, including Whittington CofE Primary, The Meadows Primary School The Marches, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Oswestry School, and Moreton Hall.

THE PROPERTY

The property is principally accessed via a welcoming Entrance Hall, from where stairs rise to the first floor and a door leads immediately to the left into an impressive Living Room, this featuring dual-aspect windows overlooking the gardens and ample space for seating positioned around a centrally situated exposed stone chimney breast which houses a gas fire.

From the Entrance Hall a further door to the right leads into the Dining Room, ideally suited to formal entertaining and more intimate family moments alike.

Completing the ground floor accommodation is a well appointed Kitchen, offering a range of fitted base and wall units, complemented by a generous pantry cupboard providing excellent storage space. The Kitchen also benefits from access to the lower ground floor, together with a further external door leading conveniently to the side of the property.

To the lower ground floor, the property benefits from an excellent range of additional accommodation offering considerable versatility. A spacious Study provides an ideal environment for home working or could equally serve as a hobbies room or additional reception area and the Conservatory enjoys views over and access to the gardens, creating a pleasant space in which to relax throughout the seasons.

Completing the lower ground floor accommodation is a useful Utility Room with tertiary external door, Family Bathroom, Store rooms and a Cellar, all combining to provide excellent ancillary accommodation.

Stairs rise from the Entrance Hall to a first floor landing where doors provide access into three comfortably sized Bedrooms, each able to accommodate double beds and with Bedroom One enjoying a range of integrated wardrobes. The Living accommodation is completed by both a Family Bathroom and sperate W/C which serve the Bedrooms, with the latter providing scope for conversion into an En-Suite.





OUTSIDE

Bredon boasts particularly notable gardens which extend, in all, to around 0.13 ac, or thereabouts, and which have been meticulously maintained and tended by the current vendor.

The property is approached via a large driveway with ample space for parking, flanked on one side by an easily maintained front garden with generous areas of lawn interspersed with floral and herbaceous beds.

The rear gardens serve as a delightful accompaniment to the home, whilst featuring expanses of manicured lawn retained with timber fencing and mature hedge boundaries, alongside attractive seating areas and an array of established planting.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Dining Room: 3.82m x 2.97m
Sitting Room: 9.02m x 3.10m
Kitchen: 4.37m x 3.10m

- Lower Ground -
Cellar: 3.37m x 2.69m
Store: 2.98m x 2.32m
Family Bathroom:
Study: 4.48m x 2.85m
Conservatory: 3.24m x 3.08m
Utility: 3.34m x 3.04m
Store: 3.06m x 1.30m

- First Floor -
Bedroom One: 4.79m x 3.42m
Bedroom Two: 3.82m x 3.23m
Bedroom Three: 3.95m x 3.25m
Family Bathroom:
W/C:

DIRECTIONS

Leave Ellesmere to the south-west via the A495, continuing until reaching a T junction in the village of Whittington. Here, turn left and, after passing the castle, take a right hand turn to remain on the A495. Proceed for a further 0.6 miles and, just before leaving Whittington, take a right hand turn onto Station Road where the property will be situated on the Right and identified by a Halls "For Sale" board.

W3W

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SERVICES

We understand that the property has the benefit of mains water, drainage, electric, and gas.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – D

ANTI-MONEY LAUNDERING (AML) CHECKS

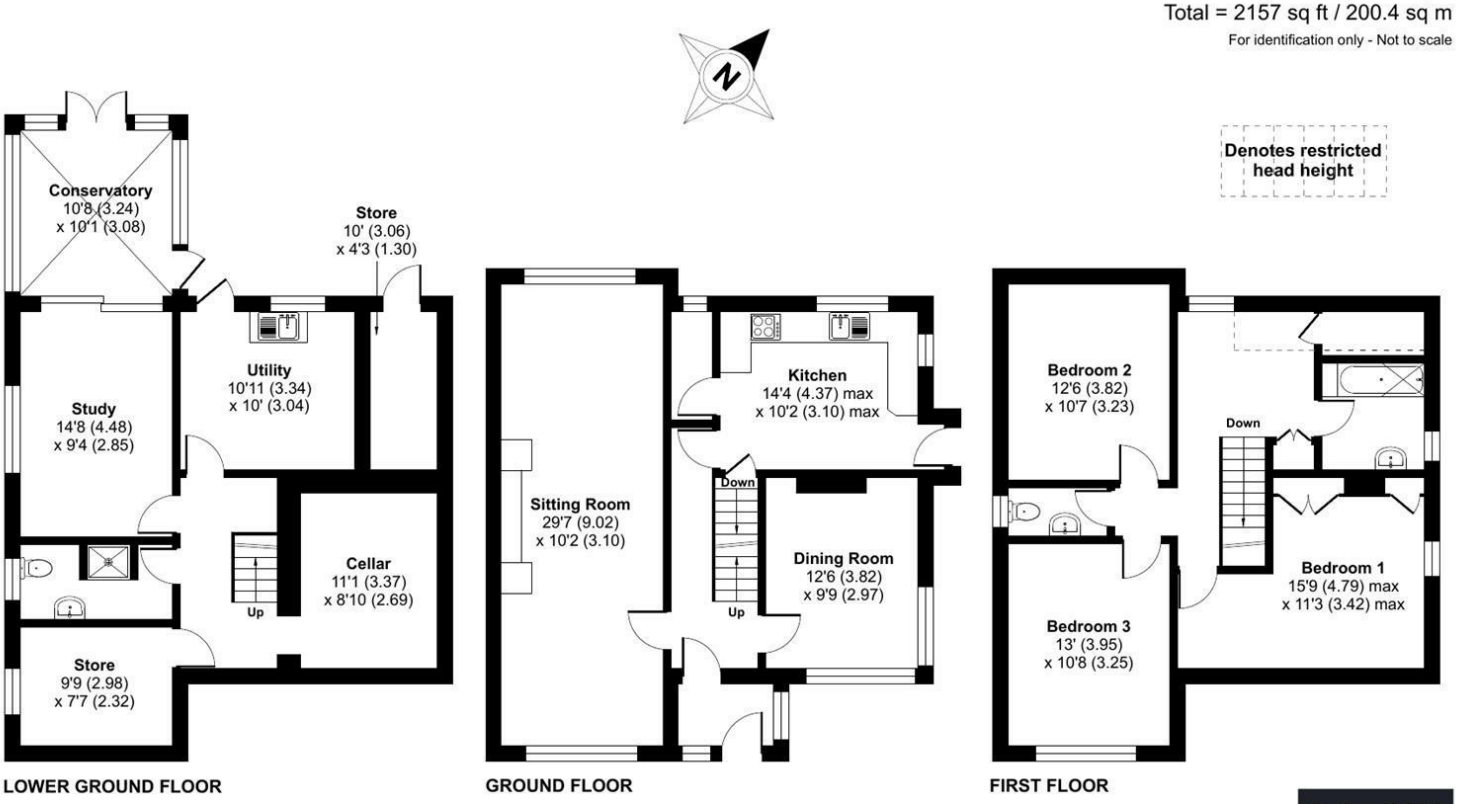
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (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.

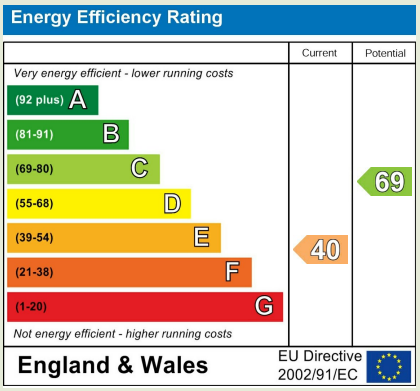
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

Approximate Area = 2084 sq ft / 193.6 sq m
Limited Use Area(s) = 30 sq ft / 2.8 sq m
Outbuilding = 43 sq ft / 4 sq m
Total = 2157 sq ft / 200.4 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: 1482759



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.

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1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 ellesmere@hallsgb.com

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