

# Town & Country

Estate & Letting Agents



## Ivory House , Hengoed, SY10 7EU

### Offers In The Region Of £575,000

Situated in the pretty, sought after village of Hengoed, near Oswestry, this stunning detached house offers a perfect blend of modern living and spacious comfort. Built in 2022, the property boasts an impressive 2,196 square feet of well-designed space, making it an ideal family home. Upon entering, you are greeted by three inviting reception rooms, each providing a versatile area for relaxation, entertainment, or family gatherings. The layout is thoughtfully designed to ensure a seamless flow throughout the home, allowing for both privacy and togetherness. The property features five generously sized bedrooms, providing ample space for family members or guests. With four well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

The modern design and high-quality finishes throughout the home reflect contemporary living at its finest. Large windows allow natural light to flood the interiors, creating a warm and welcoming atmosphere. The large outdoor space complements the property beautifully, offering potential for gardening or outdoor entertaining.

### Directions

From our Oswestry office proceed up Willow Street and bear right onto Oakhurst Road. Proceed out of town on this road and after approximately one mile turn right signposted Hengoed and Weston Rhyn. Proceed along this road for approximately 1.5 miles until reaching the hamlet of Hengoed. Turn right onto the Willow Bank Meadows development then turn onto the private driveway on the left where the property and driveway will be found at the end on the left hand side.

### About the Area

Willow Bank Meadows is situated in the village of Hengoed and is close to many facilities including primary schools in the nearby villages of Selattyn, Weston Rhyn & Oswestry and a good selection of both State and Private secondary schools nearby. The market town of Oswestry is just a few miles away has all facilities including a health centre, supermarkets, a twice weekly market and a good choice of independent and national shops along with many bars, restaurants and coffee shops.

### Accommodation Comprises;

#### Hallway

With a door to the front and window to the side, tiled floor, a radiator and a vaulted ceiling.

#### Rear Hall

The spacious rear hallway has a part glazed door to the rear, a tiled floor, two radiators, stairs to the first floor with oak banisters. Doors lead to the ground floor rooms.

### Dining Room 15'2" x 10'5" (4.63 x 3.19m )



With French doors to the rear, the dining room has a tiled floor, a radiator, and makes a lovely place to eat with the family looking out over the garden.

### Lounge 15'3" x 17'8" (4.65 x 5.40m)



The good sized lounge feels like a fantastic place to relax, it has a square bay window to the front with fitted slatted shutters, a radiator, inset fireplace with flagged hearth and Henly log burning stove inset creating a wonderful homely atmosphere.

### Snug/Study 9'10" x 10'0" (3.02 x 3.05m)



A very versatile room with a window to the front with fitted slatted shutters and a radiator. A great home office, currently used as a snug/childrens' play room.

### Kitchen 17'10" x 16'11" (5.46 x 5.18m)



The kitchen feels like the real heart of this lovely home. A large window to the rear overlooks the

garden flooding this room with plenty of natural light. The kitchen is fitted with a generous range of base and wall units with granite worktops, upstands and granite window sill. The spacious kitchen has a large island unit with breakfast bar, Belfast sink with mixer tap, space for American fridge freezer, integral dishwasher, Beko range cooker with extractor fan over, radiator. spotlighting and a tiled floor.

### Cloakroom



With a tiled floor, W/C, wash hand basin on a vanity unit with a mixer tap over, extractor fan and a radiator.

### Utility Room 9'11" x 7'3" (3.04 x 2.23m)

With a window to the front, and part glazed door to the side, tiled floor, base units with granite worktops and up stands, Belfast sink, plumbing and space for appliances. Worcester oil fired boiler.

### Landing

With doors leading to the bedrooms and bathroom, a radiator, large airing cupboard with linen cupboard and access to the roof space via a loft hatch.

### Principal Bedroom 16'11" x 12'4" (5.18 x 3.76m)



A fantastic principal bedroom with a large window to the rear, looking over the garden and views beyond, a radiator, space for built in wardrobes and a door leading to the en-suite bathroom.

### En-Suite Bathroom



With W/C, wash hand basin, shower cubicle with mains powered shower with two heads, heated towel rail, tiled floor and part tiled walls and a Velux window.

### Bedroom Two 15'1" x 10'4" (4.62 x 3.16m)



A generous double room with a window to the front with fitted slatted shutters and a radiator. A door leads to the ensuite.

### En-Suite Bathroom 6'9" x 5'7" (2.08 x 1.72m)

With a window to the side, W/C, wash hand basin, shower cubicle with mains powered shower with two heads, heated towel rail, tiled floor and part tiled walls.

**Bedroom Three 15'2" x 12'0" (4.64 x 3.68m )**



A second generous double room with a window to the rear and a radiator. A door leads to the ensuite.

**En-Suite Bathroom**

With W/C and wash hand basin on a vanity unit, shower cubicle with mains powered shower with two heads, heated towel rail, tiled floor and part tiled walls and a Velux window.

**Bedroom Four 9'5" x 12'3" (2.89 x 3.74m)**



A double room with a window to the front, built in wardrobes offering generous storage and a radiator.

**Bedroom Five 12'2" x 8'0" (3.73 x 2.45m)**



Currently used as a dressing room, this room would

fit a double bed, with a window to the front and a radiator.

**Additional Photograph**

**Family Bathroom 8'0" x 8'1" (2.45 x 2.47m)**



The centerpiece of this room is a slipper free-standing bath with freestanding mixer tap and shower head, wash hand basin, W/C, heated towel rail, extractor fan, part tiled walls, tiled floor and spotlighting.

**Double Garage**

With electric roller door to the front, space for two vehicles, power and lighting and a personnel door to the side. There is also eaves space for storage.

**To The Rear of the Property**



There is a large parking area for several vehicles, leading to the garage. A gate from the parking area leads into the garden.

## The Rear Garden



There is a large Indian stone patio, ideal for alfresco dining and entertaining. The garden is mainly laid to lawn which continues around to the side of the property offering plenty of space for children or pets to play. There are borders planted with shrubs and seasonal flowers. There is a graveled section to the other side of the property and the oil tank is housed (out of sight) here.

## Patio Area



## To The Front of the Property

A path leads to the front door and around to the side of the property. The front garden is planted with shrubs and has lawned gardens with planted boundaries.

## The Garden in the Spring



## Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Town and Country Services

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## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

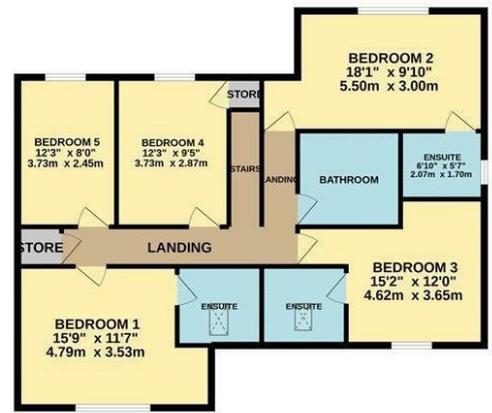
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# Floor Plan

GROUND FLOOR  
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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