

BOWEN

PROPERTY SINCE 1862



Asking Price: £299,995

Plot 31, Guinevere Park, Middleton Road, Oswestry,
Shropshire, SY11 4LU

🏠 4 Bedrooms

🚿 2 Bathrooms

Plot 31, Guinevere Park, Middleton Road, Oswestry, Shropshire, SY11 4LU



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Looking for your Dream Home in 2025? Guinevere Park is a beautiful new build development of thoughtfully designed 2, 3 and 4-bedroom spacious homes with high-quality fixtures and fittings, fantastic commuter links and excellent local amenities. Anticipated handover September 2025. The Preston (plot 31), 4-bedroom semi-detached, three storey townhouse is a contemporary Fletcher Homes design, perfect for couples, families or first-time buyers. The Preston is the idyllic house for a family providing an abundant amount of living space. Designed for modern living, this is a place you will want to call home.

The Preston is a practical and brilliant well planned four-bedroom house that definitely packs a punch in terms of what is on offer. A majestic open plan living and dining space, fitted with double French doors, opens out to the rear family-sized garden. A well-designed kitchen and cloakroom completes the downstairs design. To the first floor are two double bedrooms with an ensuite shower room and fitted wardrobe to the master, a storage cupboard and family bathroom.

Finalising the property upstairs are two further bedrooms with additional storage space. For specific plot details please see the site layout plan. Sq. Ft. 1,140. Visit the Marketing Suite at Guinevere Park, off Middleton Road, Oswestry. SY11 4LU Open: Thursday through to Monday 10am to 4pm.

Guinevere Park: Nestled on the outskirts of the Shropshire market town, Guinevere Park draws its name from the rich history of Old Oswestry Hill Fort. This ancient earthwork, often referred to as “the Stonehenge of the Iron Age”, has stood tall for over 3,000 years, witnessing the passage of time, and playing a significant role in British history.

Legend has it that Old Oswestry Hill Fort is the birthplace of Queen Ganhumara, better known as Guinevere from Arthurian lore. Guinevere Park is named in honour of the legendary Queen and

seeks to provide a harmonious blend of contemporary living, coupled with fantastic commuter links and excellent local amenities.

Location: The property is within easy walking distance of Oswestry town centre, which contains a host of shops, schools and other amenities. Local bus routes also connect Oswestry to nearby towns and cities. The nearest train station in Gobowen, just 3 miles away, is less than an hour from Chester and 1.5 hours from Manchester or Birmingham. Birmingham, Liverpool and Manchester airports are also easily accessible by train and car ensuring you're not just connected locally, but to the world! 1.5 miles from Oswestry Town Centre 3 miles from Gobowen Train Station 15 miles from Wrexham 18 Miles from Shrewsbury 27 miles Chester (Distances are approximate)

Accommodation

Hall: With stairs to first floor landing and doors off to:

Living/Dining Room: 19' 8" x 15' 3" (5.99m x 4.66m) Bright, open plan living and dining area with French doors leading to the rear garden.

Kitchen: 10' 7" x 7' 11" (3.22m x 2.41m) A well designed, spacious kitchen with soft close cabinets, laminate worksurfaces/upstands, stainless steel energy efficient appliances and stainless-steel single bowl sink.

Cloaks: Selection of ceramic wall tiles.* (*Only available at relevant build stage). Contemporary white sanitaryware with chrome fittings. Standard thermostatically controlled radiator.

First Floor:

Master Bedroom: 12' 3" x 10' 6" (3.73m x 3.20m)

Ensuite: 6' 8" x 4' 4" (2.02m x 1.33m) Selection of ceramic wall tiles.* (*Only available at relevant build stage). Contemporary white sanitaryware with chrome fittings. Chrome dual fuel towel rail.

Bedroom 2: 11' 7" x 8' 5" (3.54m x 2.56m)

Family Bathroom: 6' 5" x 6' 0" (1.96m x 1.82m) Selection of ceramic wall tiles.* (*Only available at relevant build stage). Contemporary white sanitaryware with chrome fittings. Chrome dual fuel towel rail.

Second Floor:

Bedroom 3: 11' 6" x 9' 1" (3.51m x 2.76m)

Bedroom 4: 8' 7" x 7' 10" (2.62m x 2.39m)

Outside: Turf to front garden with a planted border. Rear gardens, topsoiled and fenced. (Dependent upon house type). PVCu coloured windows, GRP front and rear doors with multipoint locking system. Electric car charging point, Front doorbell, NHBC 10-year Buildmark Warranty & driveway with two parking spaces.

EPC Rating: Predicted EPC Rating - Band 'A'.

Heating, Lighting & Broadband: White low energy LED downlights to the kitchen, and bathroom. Media, data point and USB charging points (locations vary for each house type). Each home is fibre broadband enabled (speed dependent upon your chosen provider). Gas central heating with thermostatically controlled radiators. Fitted solar PV panels to supplement electricity to the home and potentially the grid.

Specification: Please ask the Sales Consultant for the full specification of each house type. Fletcher Homes (Shropshire) Limited, reserve the right to amend the specification as and when necessary.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: To be confirmed by Local Authority once build is complete.

Local Authority: Shropshire County Council

Management Company: All homes will be subject to an annual service charge for the maintenance of the open space areas, general repairs and associated management fees. Please ask the Sales Consultant for further details.

Directions: From the A5/A483 turn onto the B4580 Whittington Road and head towards the town centre. Take the first left before Furrows Garage and the first left at the next roundabout onto Cabin Lane. Continue for 1/4 mile before turning left onto Aston Way. Proceed until the T junction before turning left and then left again onto Middleton Road, where the site will be found shortly after on the right.



GROUND FLOOR

Living & Dining**
4.66m x 5.99m (15'4" x 19'8")

Kitchen
2.41m x 3.22m (7'11" x 10'7")

** Denotes structural beam



FIRST FLOOR

Bedroom 1
3.20m x 3.73m (10'6" x 12'3")

Ensuite
1.33m x 2.02m (4'4" x 6'8")

Bedroom 2
2.56m x 3.54m (8'5" x 11'7")

Bathroom
1.96m x 1.82m (6'5" x 6'0")



SECOND FLOOR

Bedroom 3*
3.51m x 2.76m (11'6" x 9'1")

Bedroom 4*
2.39m x 2.62m (7'10" x 8'7")

* Denotes restricted headroom

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly 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.