



Rose Mount, Oxton
£525,000

Brennan Ayre O'Neill

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Remaining outdoors, take a look not just at the 'secret' front garden but also of the south facing rear garden - low maintenance and one presented and created for maximum relaxation and enjoyment - come if not all certainly most climates! Wall mounted alongside the automatic awning are a number of very effective wall heaters, the combination of which reduces maximum external temperatures - hot or cold. Again, private, secluded and surprisingly quiet too for the centre of the village, for the centre of any village..

And that consideration of warmth especially continues through to the very comfortable interior of the house. The gas central heating has the additional support of underfloor heating on all tiled floor areas - kitchen, bathroom (luxurious) and hallway - the only tiled floor without is the very smartly positioned first floor utility room, off the landing.

Take this as an invitation to view please and walk down the path appreciating the element of seclusion, to the threshold. The hall has a cloakroom suite, and off this opens to two areas: to the left the separate reception room and straight ahead the open plan living and dining room with wood burner effect gas stove as a focal point. Views from both ends of the room are private, with patio doors to the rear. This whole area is open to a considerably spacious kitchen too - a kitchen with appropriate mood/background lighting.

Move on upstairs, pass a 'nook' with room enough for a table, chair or similar and to the bedroom accommodation. Here you'll find three 'double' sized bedrooms (see floor plan) and this extravagant bathroom.

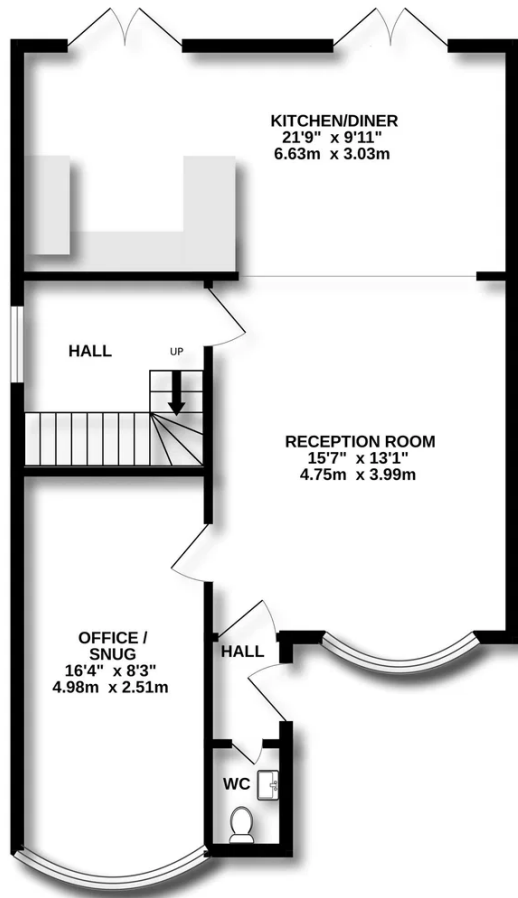
To sum up, you have a very attractive, easy to run, very well positioned property in the centre of the village, with, last but by no means least, garaging to the rear too.

For directions from outside of the village Sat Nav: CH43 5SQ. If you're in the Village just walk up the gentle hill away from the shops and you'll see our for sale sign.

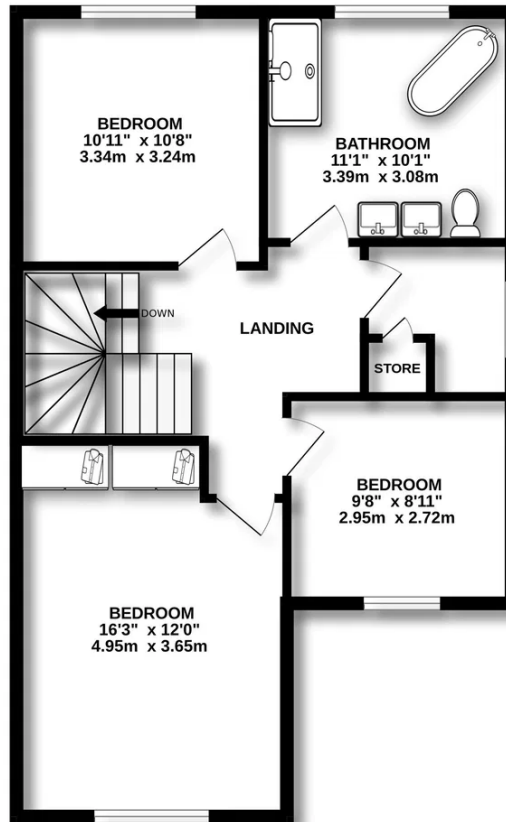




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(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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