



Edelweiss, 19 Baytree Close, St. Martins, Oswestry,
SY11 3QQ

Shrewsbury & Country House Sales

**MILLER
EVANS**



Edelweiss, 19 Baytree Close, St. Martins,
Oswestry, SY11 3QQ

£575,000

Freehold

- Superior individually designed detached family home built to a high specification
- Impressive entrance hall with bespoke solid oak staircase
- Elegant living room with double doors to the rear garden
- Dining room and study
- Spacious family kitchen, utility room and cloakroom
- Master bedroom with door to balcony, walk in wardrobe and en suite
- Three further bedrooms and luxury bathroom
- Beautifully maintained gardens
- Popular village location close to amenities



This superior detached family home has been built to an exceptional standard and showcases a wealth of interesting architectural features, complemented by beautiful styling throughout. The well-appointed accommodation is approached through an impressive entrance hall featuring a bespoke solid oak staircase with an ornate wrought iron balustrade and oak handrail, creating a striking first impression. The elegant living room is a particularly impressive space, centred around a feature fireplace and benefiting from two sets of French doors opening onto the rear garden. There is a formal dining room and a study, ideal for home working. At the heart of the home is a spacious family kitchen, fitted with an attractive range of quality units incorporating a central island and a range of integrated appliances. A rear lobby provides access to a cloakroom and a large utility room, offering excellent practicality for modern family living. The staircase rises to a stunning galleried landing with French doors opening onto a balcony. The principal bedroom suite features a dressing room and a luxurious en-suite bathroom. There are three further generously proportioned double bedrooms, all served by a beautifully appointed family bathroom. Well maintained gardens. Further benefits include gas central heating and double glazing throughout.

The property is situated in the sought-after village of St Martins, the property enjoys easy access to a range of local amenities, while the nearby market town of Oswestry provides an extensive selection of shopping, leisure, and educational facilities.







ENTRANCE HALL

LIVING ROOM
15'5" x 13'11"

STUDY
12'9" x 11'7"

DINING ROOM
16'1" x 9'6"
Double doors to rear terrace and garden.

KITCHEN
25'3" x 15'3"
Fitted with quality units including central island unit and a range of integrated appliances
Double doors to rear terrace and garden

UTILITY ROOM
11'2" x 8'8"

CLOAKROOM
Wash hand basin, wc





Bespoke solid oak STAIRCASE rising from the entrance hall to GALLERIED LANDING with French doors to a Balcony.

MASTER BEDROOM

15'9" x 14'9"

Two sets of double doors to the Balcony

WALK IN WARDROBE

EN SUITE BATHROOM

Free standing roll top bath with shower over
Wash hand basin, wc

BEDROOM 2

13'9" x 9'6"

Double doors to the Balcony

BEDROOM 3

14'2" x 12'3"



BEDROOM 4

13'3" x 11'3"

BATHROOM

Free standing roll top bath
Corner shower cubicle
Wash hand basin, wc

GARDENS AND GROUNDS

To the front, a driveway provides ample parking, with a pathway leading to the formal reception area and flanked by attractive, well-stocked gardens.

To the rear, an extensive decked terrace provides the perfect space for outdoor entertaining, complemented by well-kept lawned gardens.

