

WINDY RIDGE RECTORY CLOSE

TREFONEN | OSWESTRY | SHROPSHIRE | SY10 9FF







Windy Ridge is an exceptional detached bungalow, beautifully situated in the desirable village of Trefonen on the outskirts of Oswestry. Offering versatile accommodation and remarkable potential, this home is perfect for families, couples or retirees seeking space without compromise, or buyers looking to future-proof with the potential for expansion into the already-prepared loft space, which has been specifically designed to accommodate two further bedrooms with an en-suite.

Offers in the region of £575,000





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- **Exceptional Detached Bungalow**
- **Generous Living Room with Log Burner**
- **Beautiful Open Plan Kitchen/Dining Area**
- **Contemporary Bathroom & En-Suite**
- **Double Garage & Ample Parking**
- **Lovely Manicured Gardens**

DIRECTIONS

From Oswestry town centre, head south-west on the A483. Turn right onto Upper Brook Street/B4579 and continue for approximately 2 miles. Turn left onto Trefonen Road and follow it into the village of Trefonen. Rectory Close is a quiet cul-de-sac located centrally within the village. Windy Ridge is positioned peacefully within the close, identifiable by its charming frontage and large, well-kept garden.

SITUATION

Trefonen is a popular rural village enjoying good amenities including a Convenience Store and Post Office, Primary School, Parish Church, Public House, Village Hall and Bus Service. The market town of Oswestry is 2.5 miles distance and provides a wider variety of shopping and leisure facilities. The County town of Shrewsbury is in easy daily driving distance, as are the other local centres of employment such as Welshpool and Newtown, Wrexham, Chester, Liverpool, Telford.

DESCRIPTION

Windy Ridge is an exceptional detached bungalow, beautifully situated in the desirable village of Trefonen on the outskirts of Oswestry. Offering versatile accommodation and remarkable potential, this home is perfect for families, downsizers seeking space without compromise, or buyers looking to future-proof with the potential for expansion into the already-prepared loft space, which has been specifically designed to accommodate two further bedrooms with an en-suite. The property boasts three double bedrooms, two bathrooms, and a welcoming, spacious layout that seamlessly blends comfort and practicality. The well-maintained, double manicured gardens to the front and rear provide an ideal outdoor retreat, while the expansive driveway and double garage add practicality for modern living.

With UPVC double glazing throughout, underfloor heating, solar panels, and an oil-fired central heating system, Windy Ridge is designed for energy-efficient, year-round comfort.

ENTRANCE HALL

A bright and spacious entrance hall sets the tone for the home, offering ample space and featuring potential for a staircase to access the generous loft area, already equipped with high ceilings and plumbing, ready for conversion to two further bedrooms and an en-suite.

RECEPTION ROOM

This cosy yet elegant space is centered around a characterful log burner, creating a perfect retreat for relaxing evenings. The large front window provides natural light and scenic garden views.

OPEN PLAN KITCHEN/DINING AREA

Modern and functional, this open-plan room is fitted with high-quality Neff appliances including an induction hob, integrated oven, and ample cabinetry. The dining space flows into the garden room area, ideal for family meals and entertaining guests. Underfloor heating ensures comfort throughout.





UTILITY
A practical separate space with plumbing for laundry, additional storage, and a secondary WC, helping keep the main living spaces clutter-free.

PRIMARY BEDROOM
A generous double room with views to the rear garden. featuring a modern en-suite shower room. A serene and private space for relaxation.

EN-SUITE
Featuring a modern suite. A serene and private space for relaxation.

BEDROOM 2
Another spacious double, offering versatility for use as a guest room or study. Overlooks the front garden.

BEDROOM 3
A further double bedroom, perfect for a child, office, or hobby room.

FAMILY BATHROOM
Stylishly renovated, this spacious bathroom features a modern suite including a Jacuzzi bath with shower over, elegant tiling, and sleek finishes.

LOFT SPACE
An impressive, already-prepared area with plumbing and exceptional ceiling height. Designed to accommodate two additional bedrooms and an en-suite bathroom, subject to the necessary approvals.

GARDENS
Both front and rear gardens are beautifully manicured, offering a variety of seating areas, flower beds, and level lawn spaces—ideal for families and garden lovers.

GARAGE AND PARKING
A double garage provides secure storage or workshop space, complemented by ample driveway parking.

FIXTURES AND FITTINGS
The fitted carpets as laid and curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are connected to the property. Oil central heating is installed. None of these have been tested.

The property also benefits from having 11 solar panels.

TENURE
Freehold. Purchasers must confirm via their solicitor.

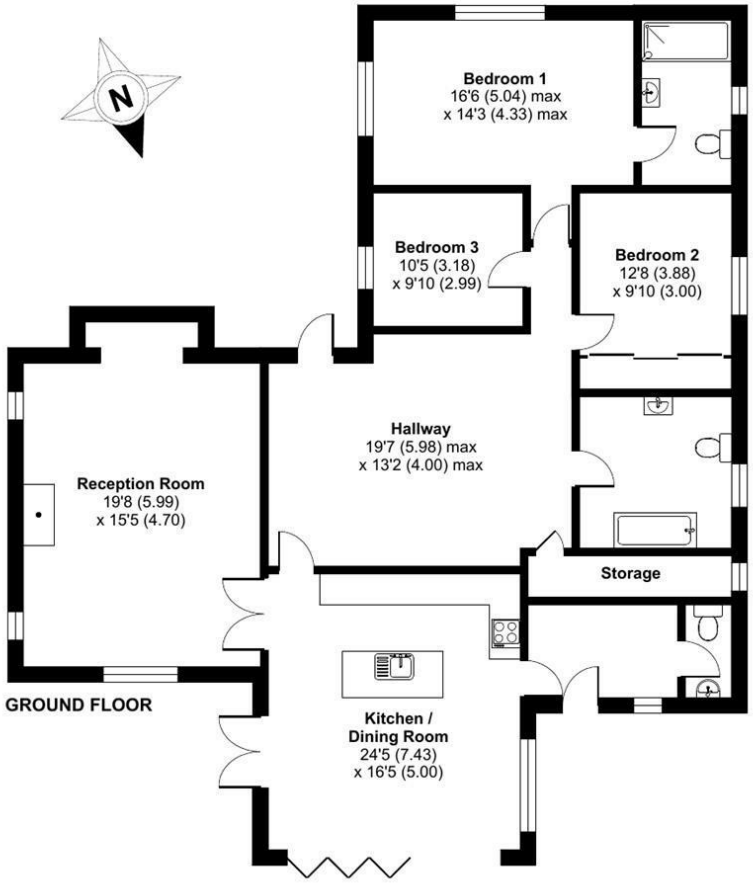
COUNCIL TAX
The property is banded in Council Tax Band E - Shropshire Council.

VIEWINGS
Via the Agent's, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

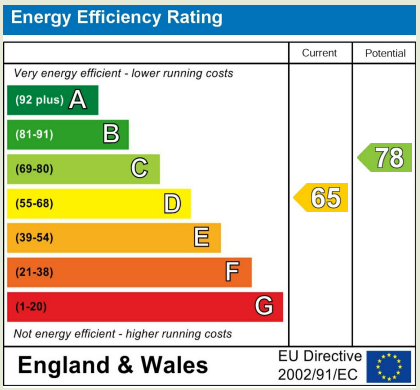
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Approximate Area = 1655 sq ft / 153.7 sq m

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 2025. Produced for Halls. REF: 1264781



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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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