



FOR SALE

£895,000

The Meadows, Broomhall Lane,
Oswestry, Shropshire, SY10 7HG

An imposing and impressive residence in an elevated South East facing position on the outskirts of Oswestry Town. The spacious accommodation is immaculate throughout and is complemented by luxury self contained apartment, an ideal annexe or holiday let. In total approx 3800 sq ft of light and bright living with a superb view from the colonial style balcony. Only upon viewing the property will the accommodation be truly appreciated.



Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)
All distances approximate



- Large Spacious Rooms
- Airing and Bright Living
- Superb South East View
- Entertaining Areas and Terrace
- Separate Apartment
- Ample Parking and Garages

LOCATION

The 'Broomhall Lane' area of the town is a most sought after residential area being situated on the outskirts of the town located next to Oswestry School.

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities.. Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

MAIN RESIDENCE

A most impressive detached property offering approx 3800 sq ft of immaculate and spacious accommodation. A colonial style entrance provides access to the spacious reception hall with cloakroom leading off. The dual aspect lounge has two sets of contemporary bi-folding doors. The contemporary family kitchen has a range of AEG appliances and benefits from granite worktops, this room is complemented by the snug with bar and bi-folding doors, the utility room has a laundry room off. The spacious first floor landing provides access to the master bedroom with ensuite shower room and feature South East facing balcony, guest bedroom with ensuite shower room and balcony, bedroom three with balcony and a further bedroom served by family bathroom and separate two piece suite,

APARTMENT

An ideal holiday let or annexe accommodation which is spacious and pleasing, providing a super living room with fully fitted kitchen with appliances, generous sized bedroom with ensuite and dressing room, there is also guest cloakroom facilities.

GARDENS AND GROUNDS

The impressive approach to the property leads to the back of the renowned Oswestry School. The large driveway is accessed via remote controlled electrically operated gates and the driveway sweeps to the front of the double garage. The grounds are landscaped providing sitting areas for morning, afternoon and evening sunshine. The elevated position offers a panoramic outlook to the front with the Breidden Hills in the far distance. The lower level grounds serve the annexe are private but can also offer additional grounds to the main residence.

BUILDING PLOT

Available by separate negotiation there is expired planning permission for a 'Proposed Dwelling Adj The Meadows, Broomhall Lane, Oswestry, Shropshire - Application No. 17/02117/FUL.'

PILLARED ENTRANCE

South East facing, an attractive entrance to the property.

RECEPTION HALL

With staircase leading to the First Floor Landing.

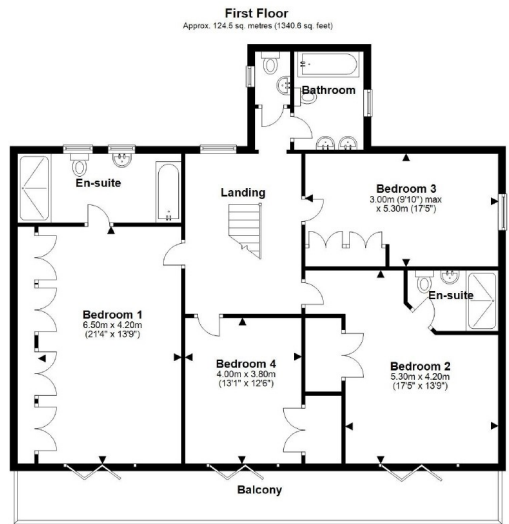
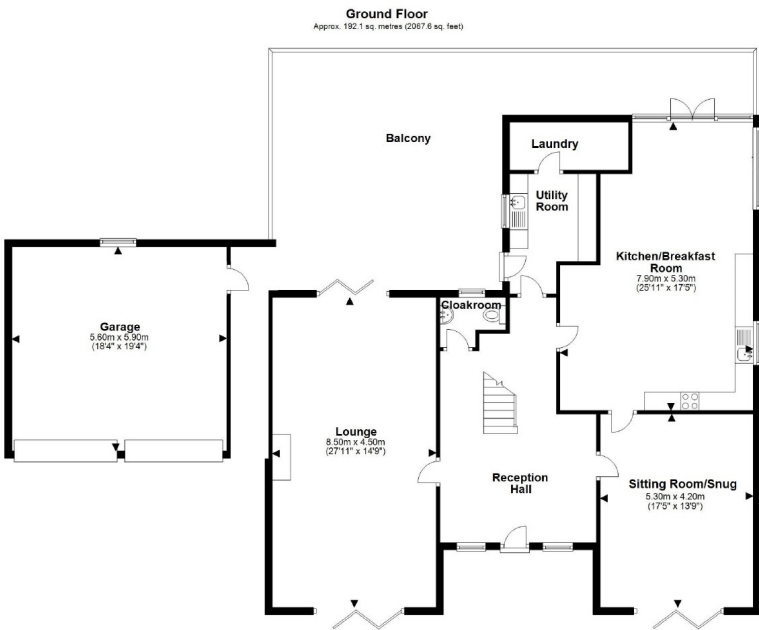
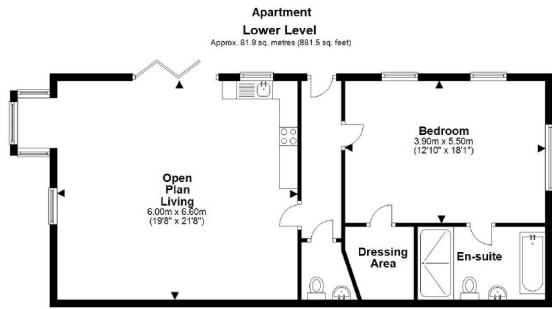
CLOAKROOM

Providing a two piece suite.

SUPERB LOUNGE

27'11" x 14'9" (8.50m x 4.50m)

A dual aspect room with bi-folding doors leading out to the front terrace and bi-folding doors leading out to the evening



Total area: approx. 398.5 sq. metres (4289.7 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



entertainment garden, a remote controlled feature fireplace provides a central feature.

FAMILY KITCHEN

25'11" x 17'5" max (7.90m x 5.30m max)

A most spacious dining kitchen with a huge range of fitted units with granite worktops over, space saving features and fitted appliance complement this room, doors provide natural light leading out to the rear entertaining area and floor to ceiling window to the side elevation.

SNUG/SITTING ROOM

17'5" x 13'9" (5.30m x 4.20m)

With bi-folding doors leading out to the South East facing terrace.

UTILITY AND LAUNDRY ROOM

With door leading out to the evening entertainment garden.

FIRST FLOOR LANDING

Providing access to the Bedrooms, Guest Bedrooms and Bathrooms.

MAIN BEDROOM SUITE

21'4" x 13'9" (6.50m x 4.20m)

With bi-folding doors leading out to the Balcony, an excellent range of fitted bedroom furniture.

ENSUITE BATHROOM

Providing a four piece suite with window to the rear elevation.

BEDROOM TWO

17'5" x 13'9" inc Ensuite (5.30m x 4.20m inc Ensuite)

With bi-folding doors leading out to the Balcony, recessed wardrobe.



BEDROOM FOUR

13'1" x 12'6" (4.00m x 3.80m)

With bi-folding doors leading out to the Balcony, recessed wardrobe.

BEDROOM THREE

9'10" x 17'5" max (3.00m x 5.30m max)

With window to the side elevation, fitted wardrobe.

BATHROOM

Providing a three piece suite, window to the side elevation.

GUEST SUITE

Providing a two piece suite, window to the side elevation.

GARDENS AND GROUNDS

From the lane level a drive leads to the imposing electrically operated gates, the drive continues to the annexe accommodation and to the front of the Double Garage providing ample parking and turning space.

The gardens to the front of the property face South East and are designed for ease of maintenance with feature water fountain.

Directly to the rear of the property there is an evening entertainment area which overlooks the lower level garden, designed for ease of maintenance laid with Astroturf.

The lower level garden offers an additional landscape easy maintenance garden to the main residence or a separate garden for the Annexe.

DOUBLE GARAGE

18'4" x 19'4" (5.60m x 5.90m)

With two electrically operated by remote control doors to the front elevation, pedestrian door to the side and window to the rear.



ANNEXE ACCOMMODATION

A lit entrance provides access through to:

RECEPTION HALL

With access through to:

CLOAKROOM

Comprising a two piece suite.

OPEN PLAN LIVING ROOM KITCHEN

19'8" x 21'8" (6.00m x 6.60m)

A spacious room with windows and doors to three elevations leading out to the landscaped gardens, fitted kitchen with ample cupboard and storage space.

BEDROOM

12'10" x 16'5" (3.90m x 5.00m)

A spacious room with windows and doors to three elevations leading out to the landscaped gardens.

DRESSING ROOM

Providing storage space.

ENSUITE BATHROOM

Comprising a four piece suite.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to

make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

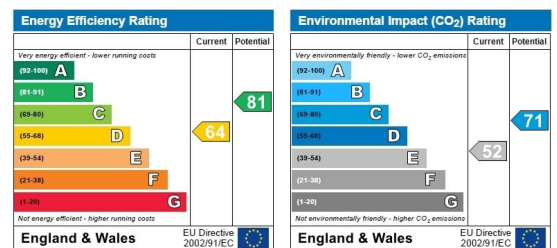
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
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