

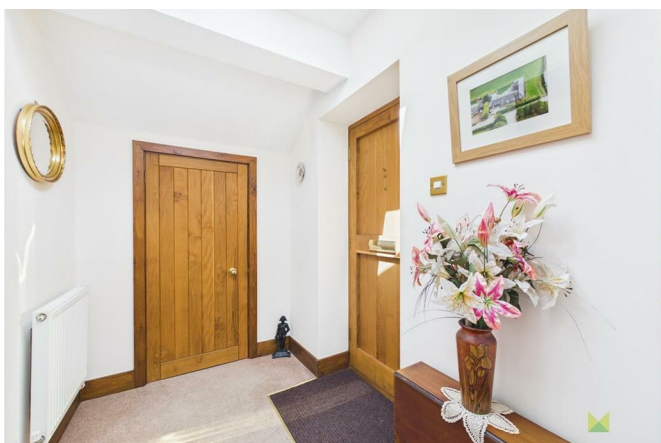
# New Barn The Wern Weston Rhyn Oswestry SY10 7LH



**4 Bedroom Bungalow - Detached**  
**Offers In The Region Of £525,000**

## The features

- WELL PRESENTED DETACHED 4 BEDROOM STONE BUNGALOW
- GOOD SIZED LOUNGE AND HOME OFFICE/ STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
- DRIVEWAY AND GARAGE PROVIDING OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE SEMI RURAL LOCATION
- OPEN PLAN KITCHEN/ DINING ROOM
- 3 FURTHER DOUBLE BEDROOMS AND SHOWER ROOM
- ENCLOSED REAR GARDEN WITH OPEN VIEWS
- ENERGY PERFORMANCE RATING "



### **\*\*\* IMPRESSIVE BUNGALOW WITH FAR REACHING VIEWS \*\*\***

**Offering great floor space with over 2,200 sq ft of accommodation - An opportunity to purchase this well presented 4 bedroom stone bungalow, designed and built by the current owners. Affording deceptively spacious accommodation which has been well thought out and is ideal for a growing family or those looking to downsize yet require space.**

**The property occupies an enviable semi rural position just a short drive from the popular market Town of Oswestry which has excellent amenities and for commuters ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hallway, Lounge, Kitchen/Dining Room, Home Office/ Study, Utility Room, Sunroom, Principal Bedroom with En-suite and Walk in Wardrobe, Two Further Double Bedrooms and Shower Room.**

**Having the benefit of oil fired central heating, double glazing, driveway with off road parking and enclosed rear garden with far reaching views to the rear.**

**Viewings essential.**

#### **Property details**

##### **LOCATION**

The property occupies an enviable position in the heart of this popular village with fabulous rural views and walks. There are excellent local facilities on hand including schools, shops, churches, restaurants and public houses and a short drive from the busy market Town of Oswestry where you will find a range of national and independent stores and recreational facilities. For commuters the Railway station at nearby Gobowen has links to the County Town of Shrewsbury, Chester and London.

##### **RECEPTION HALLWAY**

Covered entrance with door leading into Reception Hallway, well lit with skylight, door opening to storage cupboard. Radiator and doors leading off.

##### **LOUNGE**

A good sized and well lit dual aspect room with window to the front and two windows to the rear. Feature fireplace housing electric log burning effect fire with stone surround and hearth, range of Oak fitted book shelves. Radiator and doors leading off,

##### **KITCHEN/ DINING ROOM**

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Composite drainer sink set into base unit with window above overlooking the rear aspect. Integrated oven/ grill and microwave. Inset four ring induction hob with extractor hood over. Integrated

dishwasher and fridge/ freezer with matching fascia panel. Further range of matching wall mounted units, breakfast seating bar.

DINING AREA- with ample space for dining with friends and family, door leading out to the Rear Garden, tiled flooring. Radiator.

##### **UTILITY ROOM**

With door to the front aspect leading out to the Driveway, range of base level units with work surface over, ceramic sink set into base level unit and space for washing machine and tumble dryer below work surface. Tiled flooring, stable door leading out to the Rear Garden. Further doors leading off,

##### **CLOAKROOM**

With Wc and wash hand basin with complimentary tiled splashback. Tiled flooring, radiator.

##### **GARAGE**

With up and over door to the front, power and lighting. Housing oil fired boiler.

##### **BEDROOM 4 / FAMILY ROOM**

With two windows to the rear aspect and French doors leading out to the Rear Garden. Tiled flooring, radiator. Doorway leading through to storage room and further doorway with room housing shower cubicle with power shower head over.



## STUDY

With window to the front aspect, range of fitted office furniture including desk, drawers and cupboards, perfect for those who work from home. Radiator.

## INNER HALLWAY

Door leads from the Lounge into the Inner Hallway with cosy window seat and window overlooking the Rear Garden. Door opening to airing cupboard housing hot water immersion tank. Doors leading off,

## PRINCIPAL BEDROOM

A generous double bedroom with corner window overlooking the Rear Garden. Radiator.

## EN-SUITE

Suite comprising of panelled bath, shower cubicle with power shower head over, WC and bidet, and wash hand basin. Tiled flooring, partially tiled walls, window to the side aspect and heated towel rail

## WALK IN WARDROBE

With a range of fitted shelves, and hanging rails proving ample storage space. Radiator.

## BEDROOM 2

Double bedroom with window to the front aspect. Radiator.

## BEDROOM 3

Another good sized room with window to the side aspect, range of fitted wardrobes. Radiator

## SHOWER ROOM

With suite comprising of shower cubicle with power shower head over and tiled walls. WC and wash hand basin- Partially tiled walls and tiled flooring, window to the side aspect, heated towel rail.

## OUTSIDE

To the front of the property there is a driveway proving ample off road parking for several vehicles and leading to the Garage and Front Entrance. Enclosed with hedges, side access leads to the Rear Garden.

Large paved patio perfect for entertaining with friends and family, area laid either artificial lawn for ease of maintenance. Raised flower border with establish shrubs and specimen trees, enclosed with fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

## SERVICES

We are advised that main services are connected.

## COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

## FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

## LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

## REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

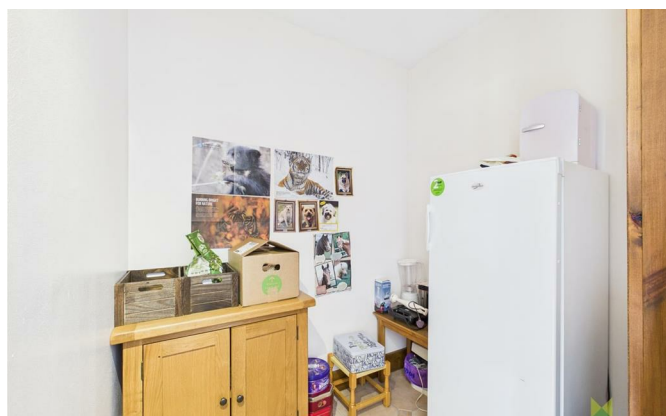






## New Barn The Wern, Weston Rhyn, Oswestry, SY10 7LH.

4 Bedroom Bungalow - Detached  
Offers In The Region Of £525,000





**Judy Bourne**

**Director at Monks**

judy@monks.co.uk

**Get in touch**

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

**Oswestry office**

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.