



Eastwood
Weston Rhyn Oswestry
SY10 7LH

4 bedroom House - Detached property
Offers in the region of £595,000

For homes with
that royal touch.





*** IMPRESSIVE DETACHED HOME WITH STUNNING RURAL VIEWS ***

Eastwood - a truly stunning home.. This beautifully presented and much improved 4 bedroom Detached house truly must be viewed to be fully appreciated.

Set in delightful gardens with fabulous open countryside adjoining with views over the Welsh Hill in an enviable village location close to the popular market Town of Oswestry.

Perfect for today's modern lifestyle the accommodation briefly comprises Lounge, Sitting Room, well fitted open plan Living/Dining/Kitchen, impressive Conservatory, Utility and Cloakroom. Principal Bedroom suite, 3 further double Bedrooms and family Bathroom.

For those who love to entertain outdoors there is a large decked and covered dining and seating area, gravelled courtyard gardens and good sized lawn with well stocked borders.

Viewing Essential.

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DESCRIPTION

This charming, period home has been extended to provide well proportioned accommodation, perfect for a growing family or those looking to downsize to a property with good sized rooms. Having been modernised whilst retaining many of its original features, beautifully presented and immaculately decorated throughout.

For those who love to entertain the ground floor features a fabulous open plan Living/Dining/Kitchen with Aga cooking range, large lounge and impressive Conservatory/Garden Room. The outside has been landscaped to provide several seating areas and a purpose made outdoor covered dining/seating decked terrace from which there are views over the garden and adjoining farmland.

The First Floor hosts the large Principal Bedroom suite, 3 further double Bedrooms and Bathroom.

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.

ENTRANCE PORCH

An attractive Oak porch with pitched roof, outside lighting and door opening to the Entrance with staircase leading to the First Floor.

FAMILY ROOM/HOME OFFICE

With window to the front. Chimney breast with cast iron open grate, exposed ceiling timbers, radiator, wooden floor covering. Useful under stairs storage cupboard, door opening to

FABULOUS CONSERVATORY

A large P shape design being of brick and sealed unit double glazed construction providing lovely outlooks over the gardens. Tiled flooring, power and lighting, media point. Twin double opening French doors leading to the gardens.

LOUNGE

A lovely light room with windows and doors the three elevations with outlooks over the gardens. Ornamental living flame fire set into wooden surrounds, beamed ceiling and wooden floor covering. Media points, radiators. Door to Inner Hall.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for those who love to entertain. The large Dining Area has window with fitted shutter blinds to the side, beamed ceiling, radiator. Wooden floor covering. The Kitchen is beautifully fitted with range of duck egg blue shaker style units comprising large Belfast style sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surfaces over and having range of integrated appliances including two fridges, two freezers and dishwasher all with matching fascia panels. Inset Induction hob with double oven and grill beneath and recess housing Aga cooking range with attractive wooden surround. Exposed beamed ceiling, continuation of wooden floor covering, radiator. Dual aspect with windows to two elevations with shutter blinds and lovely outlooks over the garden. Door to

UTILITY ROOM

With continuation of matching units comprising tall shelved larder cupboards, work surface with cupboards concealing washing machine and oil central heating boiler. Exposed beamed ceiling, wooden floor covering, window to the rear.

INNER HALL

With beamed ceiling, wooden floor covering. Doors Lounge and

CLOAKROOM

With high flush WC and contemporary wash stand housing oval sink with mixer taps and storage beneath. Complementary half tiled walls and tiled flooring, radiator, window to the rear.

FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor Landing off which lead

PRINCIPAL BEDROOM SUITE

A fabulous principal bedroom, naturally well lit by 4 windows which provide outlooks over the gardens, adjoining open farmland and Welsh Hills beyond. Beamed ceiling, media point, radiators. Dressing Area with door opening to

ENSUITE SHOWER ROOM

A well appointed room with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity unit with storage beneath and high flush WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

Having windows to two elevations, chimney breast with fireplace, beamed ceiling radiator.

BEDROOM 3

With window to the front, exposed ceiling timbers, period cast iron fireplace, radiator.

BEDROOM 4

With window to the front, beamed ceiling, radiator.

FAMILY BATHROOM

With suite comprising shaped panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, recessed ceiling lights, window with lovely aspect over the gardens.

OUTSIDE

The front of the property is approached through wooden gate set into stone wall, to an attractive forecourt garden which has been laid for ease of maintenance with attractive inset shrubs and trees. Gate gives access around to the side and a lovely gravelled courtyard which has an abundance of well stocked flower, shrub and herbaceous beds. For those who love to entertain outdoors, the gardens are a particular feature of the property with an large raised covered decked sun terrace with tiled roof and outdoor power and lighting and additional open air decked terrace from which there is a lovely back drop over the adjoining fields. Good sized lawn with beautifully stocked wild flower beds and offering a great level of privacy with mature hedging and specimen trees. Range of productive green and red apple trees. Bordered by open farmland with stunning views towards the Welsh Hills.



Double opening electric gates give access to the large gravelled driveway which provides parking for numerous vehicles. Large Garden Room which has been plastered, with power and lighting and would make a perfect home office, studio or games room. Adjacent outside wash room with WC and wash hand basin and Garden store.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains water, electricity and drainage are connected. Oil central heating.

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 'My Simple Mortgage' 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.


Floor 0
Approximate total area⁽¹⁾

2210.73 ft²
205.38 m²
Reduced headroom

9.76 ft²
0.91 m²

Floor 1
⁽¹⁾ Excluding balconies and terraces

⁽²⁾ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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We're available 7 days a week
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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