

Offas View Coopers Lane Porth-Y-Waen Oswestry SY10 8LY



5 Bedroom House - Detached
Offers In The Region Of £695,000

The features

- A SIMPLY STUNNING ARCHITECT DESIGNED DETACHED HOME
- LARGE BALCONIES AND SUN TERRACES WITH IMPRESSIVE VIEWS
- FAMILY ROOM, HOME OFFICE/STUDY
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- FINISHED TO AN EXCEPTIONAL STANDARD OF SPECIFICATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL AND GUEST BEDROOMS EACH WITH LARGE GLAZED BALCONIES
- AMPLE PARKING, DOUBLE GARAGE AND LOVELY GARDENS WITH VIEWS
- ENERGY PERFORMANCE RATING "



*** IMPRESSIVE CONTEMPORARY HOME ***

OPEN FOR VIEWING THIS SATURDAY 2ND AUGUST 1.00PM - 4.00PM

With its well thought out design - perfect for today's modern lifestyle - its contemporary high standard of finish and specification is complemented by its split level living over 3 floors affording versatile accommodation.

Forming an enviable position on this exclusive development of just 3 contemporary homes affording breath taking views to the rear over adjoining countryside and hills which are enjoyed from the full width sun terrace and first floor glazed balconies from the Principal and Guest suites.

The most wonderful open plan Living/Dining/Kitchen family room across the whole of the Ground Floor with twin bi-folds leading onto the garden, ideal for outdoor dining and entertaining, contemporary Kitchen with appliances, Sitting Room/Bedroom 5, Home Office/Study, Utility, Plant Room and Cloakroom.

Principal and Guest Bedroom suites with feature full height ceilings with doors opening onto glazed Balconies, 2 further double Bedrooms and family Bathroom.

The property has the benefit of high energy efficiency, driveway with parking, double garage and lovely gardens with large paved sunterrace.

Beautifully designed by Shropshire's Award Winning Ke-design'

Property details

DESCRIPTION

Following the sale of Plot 3, we are delighted to offer to the market, this stunning home, currently under construction and close to the popular market Town of Oswestry, being just 4 miles distant and a short drive from an excellent range of amenities.

Finished to an exceptional standard of specification and featuring high efficiency Insulation, triple glazing, under floor heating throughout the ground floor and contemporary radiators to the first floor along with beautifully fitted kitchen with integrated appliances, sleek Bath and Shower Rooms with complimentary tiling.

Affording great space which is totally versatile to suit today's new modern lifestyle - perfect for a growing family, particularly its ground floor living space which features Reception Hall with full height ceiling, an impressive open plan Living/Dining/Kitchen, Sitting Room/Bedroom 5, Study/Home Office, Utility, Cloakroom and Plant Room.. The Galleried Landing leads to the Principal Bedroom suite and Guest Bedroom both of which have access to individual glazed Balcony's from which there are stunning views over open countryside to the Welsh Hills beyond. Two further double Bedrooms and well appointed family Bathroom.

Set in a good sized Garden bordered by open farmland and views with large sun terrace, parking and Double Garage.

Electric car charging point and electrically controlled garage doors and much more.

NOTE - Please note, the internal images shown are that of Plot 3 and are for illustration purposes only. Subject to build stage the buyers will have a choice of Kitchen, Bathroom and tiling finishings. Please ask the office for further information.

Early Viewing Highly Recommended.

LOCATION

The properties occupy an enviable position in this popular Village just under 5 miles from the centre of Oswestry. Set amid some of the finest countryside

with lovely open views over adjoining fields to the Hills. There are good local facilities including school, public houses a short drive away. The busy market Town boasts a range of facilities including schools, supermarkets, independent stores, banks, restaurants, public houses, cafe's, churches and recreational activities. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

COVERED ENTRANCE

Covered entrance with lighting and central door with glazed panels to either side opening to

IMPRESSIVE RECEPTION HALL

This impressive and inviting entrance oozes natural light from full height glazing and vaulted ceiling.

SHOWER/CLOAKS ROOM

fitted with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit and WC. Complementary tiling surrounds.

SITTING ROOM/BEDROOM 5

With window overlooking the front. media point.

HOME OFFICE/STUDY

A versatile room with window to the side, media point.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

This impressive space is naturally well lit and is the perfect room for a growing family and those who love to entertain with designated family area having feature bi-folding doors, dining area with French door and Kitchen with glide and slide doors all of which provide plenty of light and opportunity to extend your dining space to the alfresco lifestyle on the adjoining sun terrace.

The Kitchen has been beautifully fitted with a range of contemporary contrasting light and dark grey fronted units incorporating under mount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid work surfaces over and integrated dishwasher. Full height individual fridge and freezers and eye level hide and slide oven and grill/microwave with storage above and below. Feature island housing induction

hob with storage and over hang breakfast seating area.

UTILITY ROOM

With continuation of units to complement the Kitchen and space for appliances.

PLANT ROOM

Accessed from externally the Plant Room houses the controls for the underfloor heating and cylinders.

LOWER LANDING

From the Reception Hall dual staircase leads to the Lower Landing off which lead

PRINCIPAL BEDROOM SUITE

A large principal room having double opening French doors with glazed side screens opening onto the Balcony, the perfect place for watching the evening sun set. Media point, radiator.

DRESSING ROOM

Which will be fitted with rails and shelving.

EN SUITE

A beautifully appointed room with suite comprising free standing bath, large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds. Window to the rear.

GUEST BEDROOM

A lovely room having double opening French doors leading onto the large glazed Balcony, from which there are fabulous views over adjoining fields to the Welsh Hills beyond, media point, radiator.

EN SUITE

Fitted with large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

UPPER LANDING

Staircase continues to the upper Galleried Landing from which there is an aspect to the fore, feature full height ceiling. Airing Cupboard.

BEDROOM 3

With window to the front, media point, radiator.

BEDROOM 4

Again with window to the front, media point, radiator.

FAMILY BATHROOM

With suite comprising free standing bath, shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit, WC. Complementary tiled surrounds, heated towel rail, window to the side.

GARAGE

The property is approached over driveway with parking and leading to the Double Garage with remote operated up and over door, power and lighting.

OUTSIDE

The property is approached over forecourt with parking and leading to the detached Double Garage. The Gardens will be laid mainly to lawn with large paved sun terraces and are bordered by open fields and enjoys outlooks across to the Welsh Hills.

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 and electricity are connected, and drainage is via a septic tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised that due to the property being a New Build, the banding has not yet been allocated.

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.

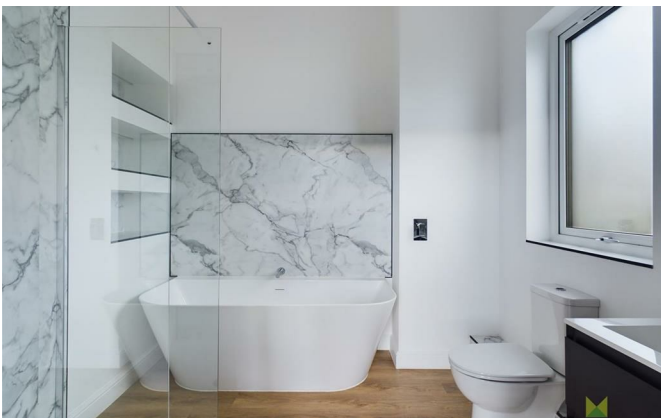
REMOVALS

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

NEED TO CONTACT US

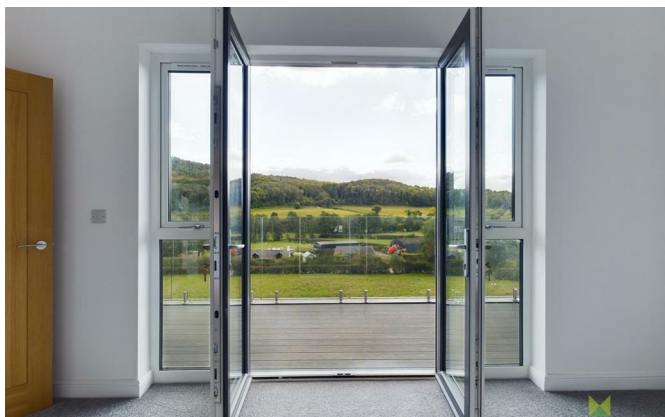
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

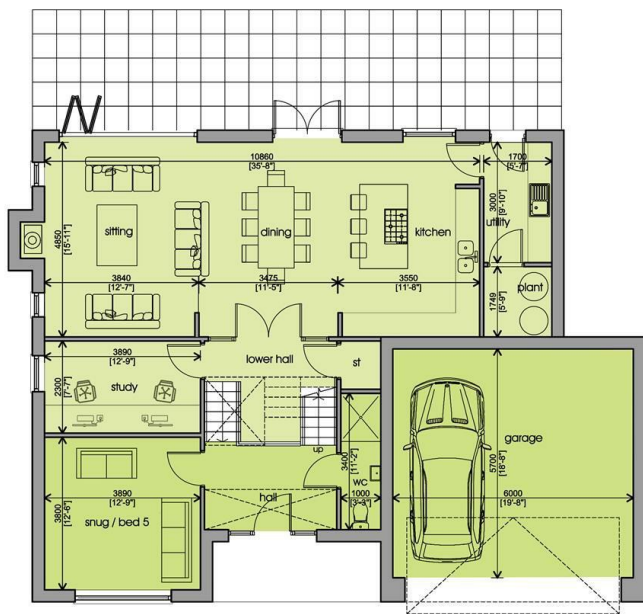




Offas View Coopers Lane, Porth-Y-Waen, Oswestry, SY10 8LY.

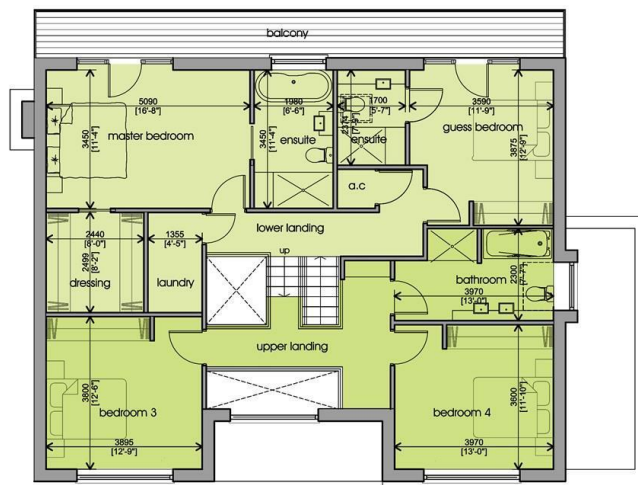
5 Bedroom House - Detached
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ground floor plan (upper & lower)

PLOT 02



first floor plan (upper & lower)



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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

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		
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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