

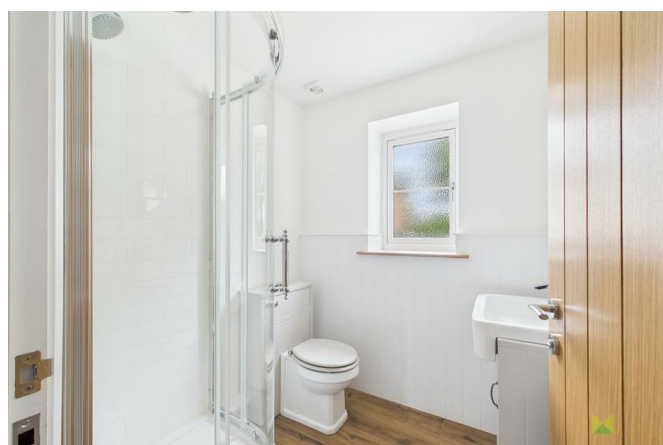
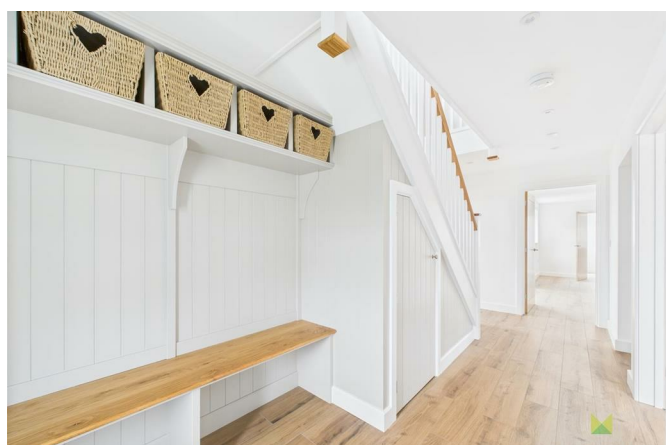
# Pear Tree House Maesbury Marsh Oswestry SY10 8JD



**4 Bedroom House - Detached**  
**Offers In The Region Of £575,000**

## The features

- BRAND NEW 4/5 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL, LOUNGE WITH LOG BURNER, DINING/FAMILY ROOM
- LARGE PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING, DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE VILLAGE LOCATION CLOSE TO TOWN
- OPEN PLAN LIVING/DINING/KITCHEN, UTILITY AND SHOWER ROOM
- 3/4 FURTHER GENEROUS BEDROOMS AND BATHROOM
- GOOD SIZED GARDENS



\*\*\* BRAND NEW DETACHED FAMILY HOME \*\*\*

Book your personal appointment - call 01691 674567

With its well thought out design - perfect for today's modern lifestyle - this deceptively spacious 4/5 bedroom detached double fronted home offers great accommodation and is ideal for a growing family or those looking to downsize with space, particularly with the option of a ground floor bedroom and adjoining shower room.

Forming an enviable position on this exclusive development of just 3 contemporary homes in the heart of this popular village being a short drive from the busy market Town of Oswestry and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloaks/Shower Room and adjacent Ground Floor Bedroom/Family Room, Lounge with feature log burner, Garden Room, impressive open plan Kitchen/Dining Room and Utility Room. Good sized Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of high energy efficiency with air source heat pump and under floor heating to the ground floor, driveway with parking, double garage and good sized garden and sun terrace.

Early viewing highly recommended.

## Property details

### LOCATION

The property is set in the heart of this small village which is surrounded by lovely open countryside and has canal side walks on the doorstep. Within the village is The Navigation public house/restaurant and is a short drive from the nearby village of Knockin and busy market Town of Oswestry. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with composite door opening to spacious Reception Hall with lovely fitted coat/boot storage area with seating, tiled flooring.

### CLOAKS/SHOWER ROOM

Fitted with suite comprising corner shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and backlit mirror over and concealed WC. Heated towel/radiator, complementary tiled surrounds and flooring, window to the side.

### LOUNGE

A lovely light room with windows to the front and side, chimney breast recess housing cast iron log burner with brick insets and wooden lintel over, media points.

### FAMILY ROOM/GROUND FLOOR BEDROOM

A great multi purpose room, offering longevity of living with window to the front, media point and having an adjacent shower room.

### GARDEN ROOM

A lovely well lit room with feature vaulted ceiling and being naturally well lit with full height window to the side overlooking the garden and large glide and slide doors leading onto the paved sun terrace. Recessed ceiling lights, tiled floor.

### KITCHEN/DINING ROOM

The Kitchen has been beautifully fitted with a range of soft green fronted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surface over and having induction hob with extractor hood over and cutlery and pan drawers beneath, integrated dishwasher and housing recess for American style fridge freezer. Eye level double oven and grill with storage above and below and range of complementary wall mounted units. Large island with breakfast bar overhang and seating area with additional storage cupboards and drawers beneath and pop up electrical points and lighting pendants over. Recessed ceiling lights, continuation of tiled floor, windows to two elevations and opening to the Garden Room.

### UTILITY ROOM

with units to complement the Kitchen and comprising undermount sink with mixer taps set into base cupboard with work surface extending to the side with space beneath for washing machine. Window to the rear and door to the side, tiled flooring.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the galleried style Landing with window to the front and off which lead

### PRINCIPAL BEDROOM

A generous sized room with window to the side, recessed ceiling lights, radiator.

### EN SUITE SHOWER ROOM

with suite comprising walk in shower cubicle with direct mixer unit, wash hand basin set into vanity with storage and WC. LVT flooring, velux roof light and heated towel/radiator.

### BEDROOM 2

A double room with window to the front, radiator.

### BEDROOM 3

Another double room with window to the side and rear, radiator.

### BEDROOM 4

A generous sized room with windows to the front and side elevations, radiator.

### FAMILY BATHROOM

A well appointed room with suite comprising panelled bath, shower cubicle with direct mixer unit, wash hand basin set into vanity with storage beneath and back lit mirror over, WC. LVT flooring, heated towel rail and radiator, window to the side.

### OUTSIDE

The property is approached through gated entrance to gravelled parking area and leading to the double Garage.

The Gardens are a good size being laid to lawn with good sized paved sun terrace immediately adjacent to the Living/Dining/Kitchen - ideal for those who love to dine alfresco.

To the front and side the garden is laid to lawn and enclosed with wrought iron estate style fencing.

### GENERAL INFORMATION

#### SERVICES

Mains water, electricity and drainage are connected.

Air Source Heat Pump provides under floor heating throughout the ground floor and radiators to the first floor.

#### TENURE

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

#### COUNCIL TAX BANDING

As this is a new build property the council tax banding has not yet been set. - 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](https://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



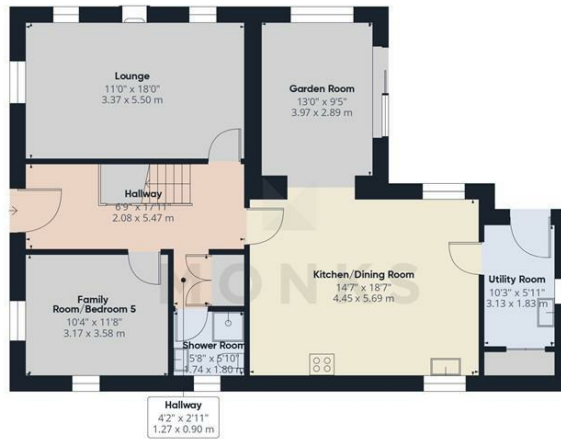




## Pear Tree House , Maesbury Marsh, Oswestry, SY10 8JD.

4 Bedroom House - Detached  
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1736 ft<sup>2</sup>  
161.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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