

# BOWEN

PROPERTY SINCE 1862



Asking Price £595,000

🏠 6 Bedrooms    🚿 4 Bathrooms

High Gables, Orchard Park, Maesbrook,  
Oswestry, Shropshire, SY10 8QA

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### General Remarks

A spacious Executive Family Home set within a private gated development on the edge of the picturesque village of Maesbrook with stunning views over surrounding countryside towards the Breidden Hills. The property offers flexible living accommodation which has been finished to the highest of standards together with manageable well stocked gardens, double garage and ample off road parking for numerous vehicles. The property stands in large gardens which are well stocked together with double garage, covered walkway, summer house and garden shed.

**LOCATION:** The property is situated on the edge of the picturesque village of Maesbrook, which is surrounded by stunning open countryside ideal for a host of outdoor pursuits. The location also provides easy access to the Breidden Hills and the nearby Berwyn Mountains. The nearby villages of Knockin and Llanymynech offer a wider range of local amenities including post offices, village shops, medical centre and public houses. The village also provides easy access to the A5 and A483 providing direct routes to the larger market towns of Oswestry, Shrewsbury, Welshpool as well as the motorway network beyond. The nearby train stations at Shrewsbury and Gobowen offer services to Cardiff, Chester and Shrewsbury.



BOWEN

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SINCE 1862

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**SCHOOLING:** The nearby villages of Llanymynech, Kinnerley and Baschurch offer excellent primary schools whilst the area is well served by both state secondary schools at Oswestry. These are complemented by a good selection of private schools including Oswestry School, Morton Hall, Packwood Haugh and Ellesmere College.

**AMENITIES:** The property is set near the picturesque Vyrnwy Valley close to the nearby Breidden Hills and Berwyn Mountains which offer a host of outdoor pursuits including walking, shooting, fishing and mountain biking. There are popular rugby and cricket clubs at Oswestry and Welshpool and several renowned golf courses at Oswestry and Llanymynech.

## Accommodation

The property is constructed of brick under a tiled roof and is approached over a brick paved driveway with entrance porch and door leading into:

**ENTRANCE HALL:** 11' 1" x 9' 2" (3.38m x 2.8m) A large open hallway with oak flooring, stairs to first floor, ceiling rose and thermostat control.

**CLOAKROOM:** 6' 3" x 4' 7" (1.9m x 1.4m) With low level flush WC, pedestal wash hand basin with splashback. Spotlights to ceiling.

**STUDY:** 10' 10" x 8' 2" (3.3m x 2.5m)

**LOUNGE:** 19' 4" x 11' 2" (5.9m x 3.4m) With attractive inglenook fireplace with oak mantle, brick surround and raised tiled hearth housing an electric fired stove with remote control. UPVC patio doors to outside. TV point, ceiling rose and coving, thermostat control.

**DINING ROOM:** 13' 5" x 10' 10" (4.1m x 3.3m) Coving to ceiling and ceiling rose, thermostat control and dimmer switch.

**KITCHEN/BREAKFAST ROOM:** 17' 9" x 13' 5" (5.4m x 4.1m) max A fully fitted kitchen with a range of matching

base units and eye level wall cupboards over, granite worktop and tiled surround. Oil fired Aga for domestic cooking purposes. Integrated fan assisted oven and grill and 4 ring induction hob with extractor hood over. Integrated dishwasher and fridge. One and half bowl stainless steel sink and drainer with mixer tap over. Fitted storage cupboard. Opening into:

**LIVING ROOM:** 12' 2" x 10' 10" (3.7m x 3.3m) UPVC patio doors and side panels leading to outside. Oak effect laminate flooring, coving to ceiling. Door off Kitchen to:

**UTILITY ROOM:** 10' 10" x 5' 7" (3.3m x 1.7m) Tiled floor. A range of fitted units with matching eye level wall cupboards over. Granite worktop. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Heating control, door leading to covered walkway with accesses the garage.

**FIRST FLOOR LANDING:** 17' 9" x 12' 2" (5.4m x 3.7m) max Radiator and coving to ceiling.

**MASTER BEDROOM:** 19' 4" x 11' 6" (5.9m x 3.5m) Fitted double wardrobe with mirror sliding doors, hanging rails and shelving. Radiator, fitted airing cupboard with hot water cylinder and slatted shelves.

**EN-SUITE:** 10' 2" x 8' 10" (3.1m x 2.7m) With a roll top, freestanding bath, separate shower cubicle with power shower, pedestal wash hand basin and low level flush WC. Tiled flooring and surround, spotlights to ceiling, extractor fan and shaver point.

**BEDROOM 2:** 13' 9" x 10' 10" (4.2m x 3.3m) With fitted double wardrobes with mirror sliding doors, hanging rails and shelving. Radiator.

**EN-SUITE:** 6' 3" x 4' 7" (1.9m x 1.4m) With low level flush WC, shower cubicle with power shower and pedestal wash hand basin. Radiator, shaver point, tiled floor and part tiled walls.









**BEDROOM 3:** 13' 9" x 10' 10" (4.2m x 3.3m) Fitted double wardrobe with mirror sliding doors, hanging rails and shelving. Radiator.

**DRESSING ROOM/BEDROOM 4:** 9' 10" x 8' 2" (3m x 2.5m) Currently fitted out as a dressing room with 3 double wardrobes and 1 single wardrobe with matching dressing table. Radiator.

**FAMILY BATHROOM:** 10' 2" x 7' 10" (3.1m x 2.4m) A roll top, freestanding bath, separate shower cubicle with power shower, pedestal wash hand basin and low level flush WC. Spotlights to ceiling, marble flooring, tiled surround, shaver point.

**SECOND FLOOR LANDING:** 17' 9" x 8' 6" (5.4m x 2.6m) max Radiator and doors off to:

**BEDROOM 5:** 15' 1" x 11' 6" (4.6m x 3.5m) max With under eaves storage, radiator, door into:

**STUDY/DRESSING ROOM:** 6' 7" x 6' 3" (2m x 1.9m) Radiator.

**BEDROOM 6:** 15' 5" x 10' 10" (4.7m x 3.3m) max Under eaves storage and radiator.

**SHOWER ROOM:** 10' 10" x 6' 7" (3.3m x 2.0m) Shower cubicle with power shower, pedestal wash hand basin and low level flush WC. Radiator.

**GARDENS:** To the rear the property has excellent and well maintained gardens which are enclosed by brick walling and part fencing providing ample privacy. The garden is currently laid to lawn with floral beds and a range of raised vegetable beds. Immediately off the rear of the property is a large paved patio providing an ideal outdoor entertainment space with sun canopy over.

**SUMMER HOUSE:** 7' 10" x 7' 7" (2.4m x 2.3m) With power and light connected.

**ADJOINING GARDEN SHED:** 9' 10" x 7' 10" (3.0m x 2.4m) With light connected.

**GREENHOUSE:** Please note that the greenhouse is not included in the sale but may be available by separate negotiation.

**FRONT OF PROPERTY:** To the one side of the property in front of the garaging is a large double brick paved driveway providing ample off road parking. To the other side of the property is a further parking area ideal for additional cars and caravans etc.

**DOUBLE GARAGE:** 18' 4" x 18' 1" (5.6m x 5.5m) With double electric doors, power and light connected, access to roof space, Boulter oil fired boiler. To the front and rear of the property adjacent to the garage there is a covered walkway.

**SERVICES:** We are informed that the property has mains water and electric. There is underfloor heating to the ground floor (with the exception of the Cloakroom) and radiators on the first/second floors powered by the oil fired central heating system. Drainage is to a shared septic tank system which is situated in the adjacent field. We are informed by the vendors that fibre broadband is available at the property.

**RESIDENT'S ASSOCIATION:** The 5 properties within the gated development form a Resident's Association which are in charge of the maintenance of the

communal areas, painting of boundary fences, grass cutting of external verges and hedges, maintenance of the electronically operated entrance gates and general maintenance of the communal septic tank system. We are informed that each property currently pays £65.00 per calendar month to the Resident's Association. For further details please consult the Selling Agents.

**COUNCIL TAX BAND & LOCAL AUTHORITY:**

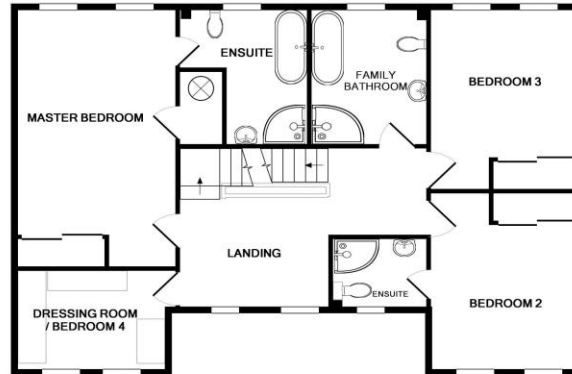
Council Tax Band - 'G'. Shropshire County Council.

**EPC RATING:** EPC Rating - Band 'D' (67).

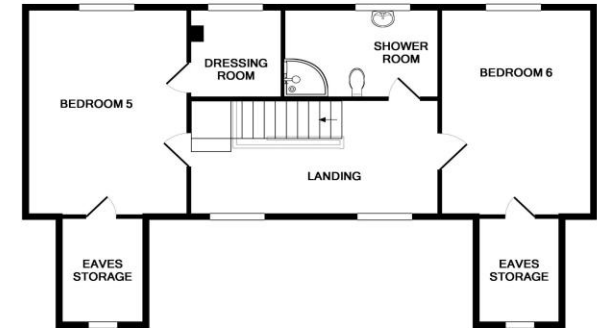
**TENURE:** We are informed that the property is Freehold and subject to vacant possession upon completion.

**DIRECTIONS:** From Oswestry proceed south on the A483 passing through the villages of Llyncllys and Pant. Upon entering the village of Llanymynech turn left onto the B4398 and continue for approximately 2 miles. When entering the village of Maesbrook take the first turning left after the 30 mph sign and before the Black Horse Public House. The gated development will be found immediately on the right hand side.

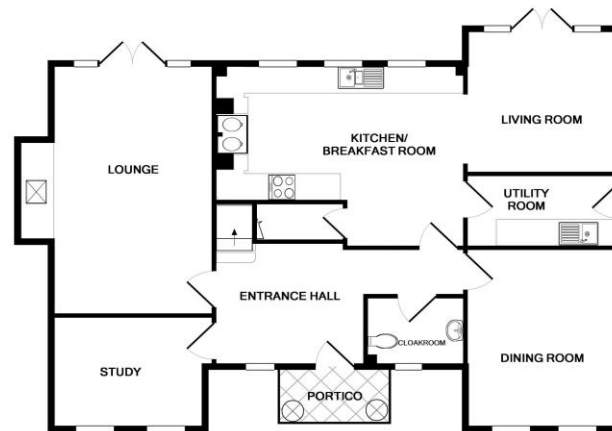
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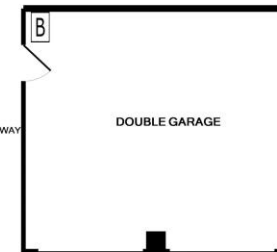
1ST FLOOR  
APPROX. FLOOR  
AREA 1002 SQ.FT.  
(93.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 721 SQ.FT.  
(67.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1452 SQ.FT.  
(134.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 3175 SQ.FT. (294.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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