



13 Ashmore Grove
Gobowen, Oswestry, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A wonderful brand-new detached home enjoying open views over the beautiful north Shropshire countryside

13 Ashmore Grove forms part of a select development of stunning homes nestled within a popular north Shropshire village close to the historic market town of Oswestry. This eye-catching property with attractive elevations offers airy living space welcoming plenty of natural light, while outside it boasts a generous garden and double width garage



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN WITH VIEWS



FREEHOLD



COUNTRY VILLAGE



2,144 SQ FT



**GUIDE PRICE
£695,000**



The property

The property is a highly attractive home of around 2,144 square feet, providing four fabulous bedrooms and a wealth of beautifully presented living space over two floors. The property features handsome brick and timber elevations in a traditional barn style, while inside there are stylish modern fittings including air source ground floor heating combined with understated natural décor to create a thoroughly pleasant and comfortable living space.

The welcoming and spacious entrance hall has a porcelain tiled floor and cloakroom, an attractive staircase leads to the first-floor landing, pocket doors lead to the stunning open plan kitchen/dining/family room and is a fantastic space for entertaining. The well-equipped bespoke kitchen supplied by Millard & Lancaster has integrated appliances, wall and floor units with granite work surfaces and separate island incorporating a breakfast bar, an additional feature of the family/living area is an attractive standalone wood burner, bifold doors lead to the generous rear patio which is ideal for alfresco dining. The porcelain tiled

flooring flows from the entrance hall through to the open plan kitchen/family room and utility room. Pocket doors lead from the kitchen/dining area to the double aspect sitting room with attractive fireplace. There is also a separate utility room which in turn has a door to the garden.

On the first floor the wonderful principal bedroom boasts a Juliet balcony with stunning far-reaching views, modern four-piece en suite including shower and separate bath, it has a dressing area which has a range of fitted wardrobes. The remaining three bedrooms all benefit from fitted wardrobes whilst bedroom two also boasts country views and a modern en suite shower room, there is also a stylish family bathroom.

Outside

The rear garden has an ample paved patio, there is power and courtesy lighting; a pathway gives side access to the front garden and double width garage with power & light and gravelled driveway for several cars.



Location

The village of Gobowen is surrounded by quintessentially English countryside and boasts a plethora of local amenities including shops, primary school and public houses - the active All Saints village hall holds several events throughout the year.

There is an abundance of fabulous walks on the doorstep as well as numerous sporting pursuits which include regular meetings at Bangor-on-Dee racecourse, popular golf club at Oswestry as well as Lion Quays Gym and Spa.

The vibrant market town of Oswestry is about 3 miles away, within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets and additional leisure facilities. Oswestry has several restaurants and public houses and every year plays host to a popular food & drink festival.

There are several well-regarded schools in the area, including the independent Oswestry School and Moreton Hall.

Gobowen train station offers good connecting links north to the historic cities of Chester and Manchester and south to the vibrant county town of Shrewsbury & London, for frequent air travellers there are airports at Birmingham International, Manchester & Liverpool. The A5 gives access to the nearby M54 link providing convenient access to the Midlands motorway network and regional hubs.

Directions

Post Code SY11 3FX

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Distances

- Oswestry 3 miles
- Wrexham 13 miles
- Shrewsbury 18 miles
- Chester 24 miles
- Aberdovey 61 miles

Nearby Stations

- Gobowen
- Shrewsbury

Key Locations

- Whittington Castle
- Oswestry Leisure Centre
- Cae Glas Park
- River Severn
- Chirk Castle (National Trust)
- Erddig (National Trust)
- British Iron Works Centre
- Oswestry Golf Club
- Bangor-on-Dee Racecourse
- Lion Quays Gym and Spa

Nearby Schools

- Oswestry School
- Marches School
- Ellesmere College
- Moreton Hall
- Packwood Haugh Prep
- Prestfelde Prep
- Adcote School of Girls
- Shrewsbury School
- Shrewsbury High School for Girls
- Gobowen Primary School





Floorplans

House internal area 2,144 sq ft (199 sq m)
For identification purposes only.

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, mains foul drainage via pumping station.

Council Tax: Unallocated

EPC Rating: B (Predicted)

Warranty: Professional Consultants Certificate 6 years.

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents Note: There will be a management charge per dwelling to contribute to the communal areas/services including the unadopted road and pumping station - please consult with your solicitor for verification.

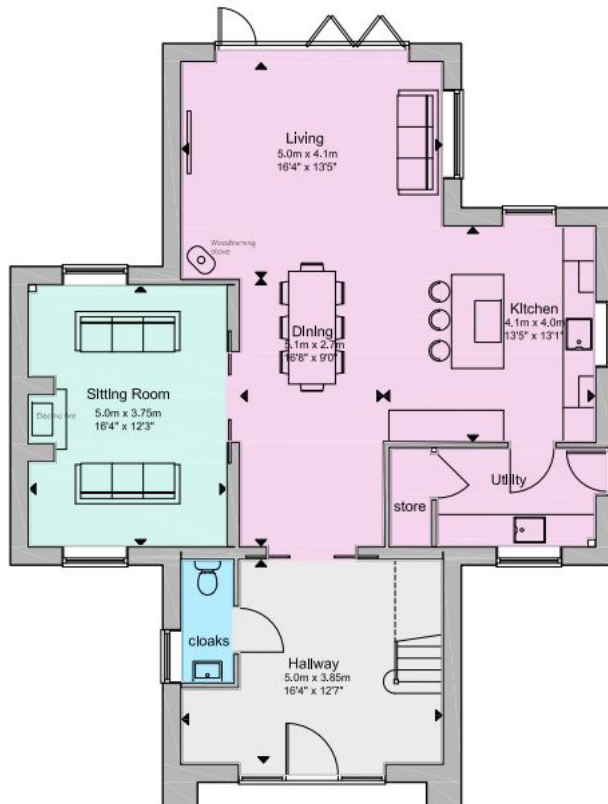
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

West Midland New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

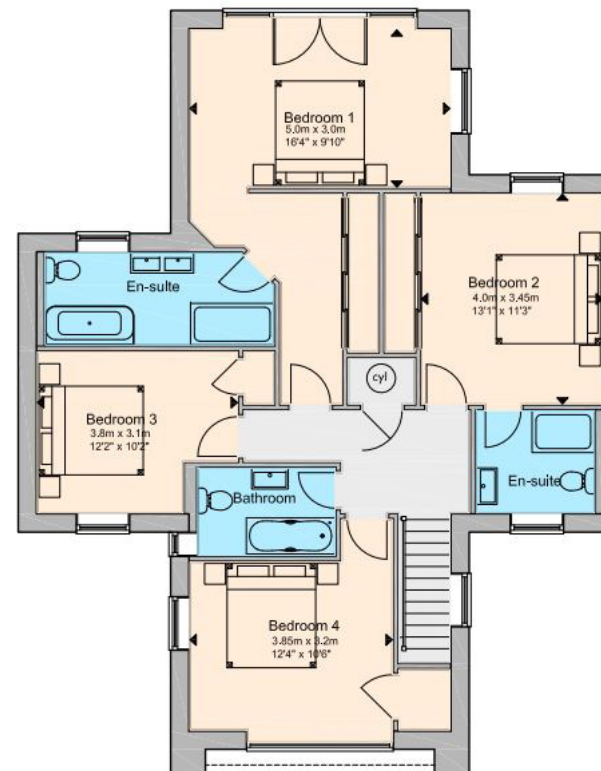
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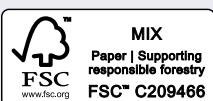
Ground Floor Plan

Total Internal Floor Area approx 199.3 sq.m - 2144 sq.ft.



First Floor Plan

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