

11 Ashmore Grove
Gobowen, Oswestry, Shropshire



Strutt
& Parker

Land and property. Since 1885.



2,664 sq ft (247 sq m) | Freehold
2 reception rooms | 5 bedrooms
4 bathrooms | Corner garden | Double garage
Village location

Guide price £760,000

Occupying an enviable position this striking five bedroom detached home with a generous corner garden enjoys fabulous far reaching views

The property is a highly attractive home of around 2664 square feet, providing five fabulous bedrooms and a wealth of beautifully presented living space over three floors. The property features handsome brick and timber elevations in a traditional style, while inside there are stylish modern fittings including zoned under floor heating to the ground floor and breath taking window balconies on the top floor which take advantage of the wonderful country views.

The welcoming entrance hall has a porcelain tiled floor and cloakroom, an attractive staircase leads to the first-floor landing, a door leads to the impressive open plan kitchen/dining/ family room which has two sets of double opening doors which lead to the rear garden patios making it a fantastic space for entertaining. The well-equipped kitchen offers a range of wall and floor units with quartz work surfaces, modern integrated appliances include induction hob, electric oven, dishwasher and fridge freezer, there is also a separate island incorporating a breakfast bar with additional cupboards and drawer units below and a wine cooler. The spacious double aspect sitting room has an attractive fireplace surround and two sets of double opening doors giving access to the rear garden, there is also a separate utility room on the ground floor.

On the first floor the wonderful principal bedroom with country views boasts a separate dressing room with a range of wardrobes, free standing bath as well as a stylish ensuite including shower room. Bedroom three also has country views and benefits from a wonderful en suite bathroom, bedroom two which is also on the first floor has its own stylish en suite shower room. On the top floor bedrooms four and five have fabulous window balconies which enjoy far reaching views, there is also an additional family shower room on the second floor.



The large corner garden which is mainly laid to lawn has a full paved patio, courtesy lighting and power points, pathways lead from both sides of the property giving access to the front – the air source heat pump is located to the side garden. To the front is a double garage with power and light and eaves storage, there is an outside tap 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, post office, 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, two popular golf clubs being at Oswestry & Mile End as well as Lion Quays Gym and Spa. The vibrant market town of Oswestry is about 3.5 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. Postcode region: SY11

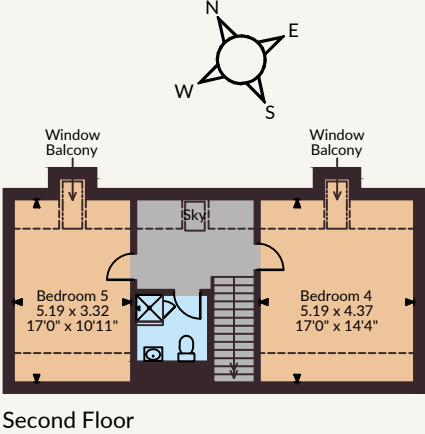
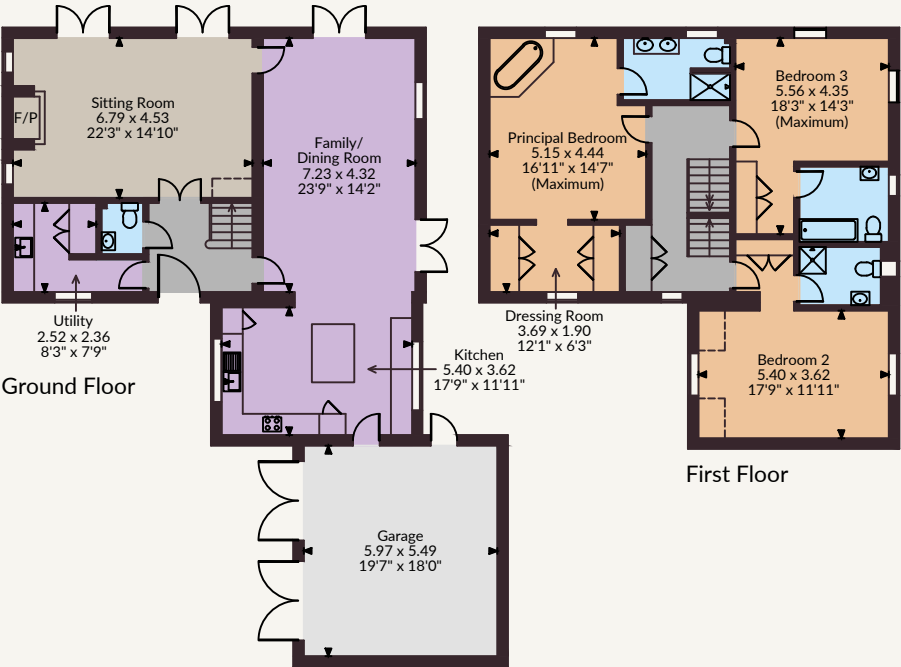
General
Local Authority: Shropshire County Council
Services: Air source heating, mains water and electric, mains foul drainage via pumping station.
Council Tax: Band Unallocated
EPC Rating: B (Predicted)
Warranty: Professional Consultants Certificate - 6 years
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents Notes: 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.

Please note in this instance our client is not the developer who built Ashmore Grove.



11 Ashmore Grove, Gobowen
Main House internal area 2,664 sq ft (247 sq m)
Garage internal area 353 sq ft (33 sq m)
Total internal area 3,017 sq ft (280 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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