Town & Country

Estate & Letting Agents









Blancminster House Blancminster Park, Off Morda Road, Oswestry, SY11 2AY

Asking Price £1,000,000

Town and Country Oswestry offer this truly stunning individual, architect designed executive home to the sales market. The property offers extensive accommodation set on a large private plot in a highly sought after location of Oswestry. Finished to a very high specification, the interior layout flows beautifully with all rooms accessed from the stunning hallway with beautiful central glass and oak staircase. Having four reception rooms, six bedrooms (one with a large dressing room) and en suites along with generous wrap around gardens, plenty of parking and a triple garage this property is truly spectacular and worthy of viewing.

Directions

Head out of Oswestry via Church Street. At the traffic lights proceed straight over into upper Church Street, proceed passing the cricket ground to your left hand side. Take the next turning left and follow the road to the end where the gated entrance to the property will be found.

About the Area



Oswestry is a pretty market town situated on the border of England and Wales. Surrounded by many picturesque villages and with quick access to the A5 and A483 trunk road along with a train station in the nearby village of Gobowen providing easy links with the cities of Chester, Liverpool, Manchester, Birmingham and London. Oswestry offers all facilities including a health centre, dentists, supermarkets, a twice weekly bustling market and a farmers market once a month. There are a number of high street retailers and many independent stores offering a mix of shopping for all tastes. The area is served by a number of very good primary and secondary schools, both state and private along with sixth forms and colleges.

The countryside around the town is renowned for its beauty and for its opportunities for riding, fishing, walking and cycling and there are many award-winning country pubs and restaurants in the vicinity.

Accommodation Comprises



Entrance Hallway 11'0" x 27'0" (3.37m x 8.24m)



The impressive hallway really sets the tone for this wonderful property and has a central grand staircase leading to the first floor constructed of glass and oak. Having a porcelain floor, spotlighting, door to the front with glazed side panels, two radiators and an Open reach point. Oak doors lead off to all ground floor rooms.

Staircase



Cloaks Cupboard

With a tiled floor and useful coat and shoe storage.

Cloakroom

Having a wash hand basin with a mixer tap over, low level w.c., radiator, tiled floor, extractor fan and an illuminated mirror.

Study 13'10" x 7'7" (4.23m x 2.32m)

With a sash style window to the front, solid oak flooring and a radiator.

Family Room 13'10" x 12'11" (4.24m x 3.95m)



A very versatile room having a sash style window to the front and a bay sash window to the side, radiator, solid oak flooring and a TV point.

Lounge 20'5" x 13'10" (6.23m x 4.24m)



A generous sized reception room having two sash style windows to the side, bi-fold doors to the rear leading onto the garden, two radiators, double doors leading to the family room and a central log burner on a marble hearth.

Additional Photograph

The Log Burner



Kitchen/ Breakfast Room 19'5" x 13'9" (5.94m x 4.21m)

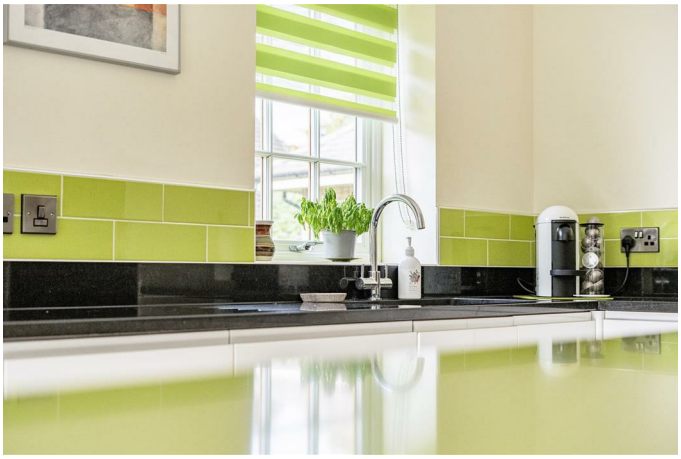


The well appointed and beautifully designed kitchen has a good range of quality base units in a gloss white finish with soft close doors and drawers with contrasting granite work surfaces over, inset sink with a mixer tap over, part tiled walls, double eye level Bosch ovens, plinth lighting, porcelain tiled floor, spotlighting, five ring Bosch gas hob with a stainless steel contemporary extractor fan over with green glass splash back, integrated wine fridge, full height integrated fridge and freezer, Bosch combination microwave, radiator, central island with feature granite work surface and breakfast bar, a window to the side and bi fold doors opening onto the rear garden. The kitchen also opens out onto the dining room making it a great place to entertain. A door also leads through to the utility.

Additional Photo



Kitchen Additional Photograph



Dining Room Additional Photograph



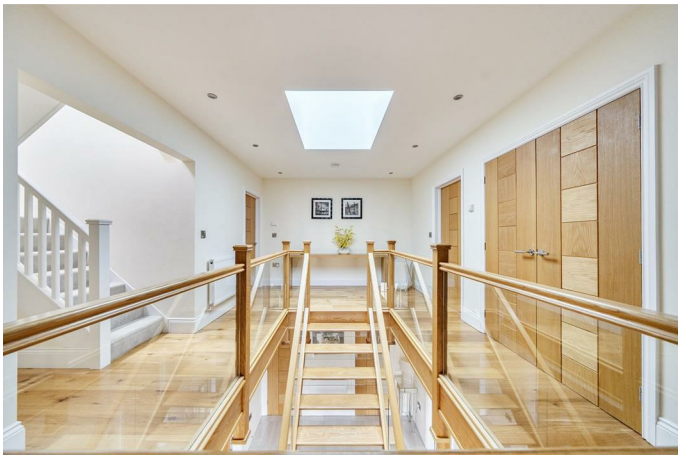
A lovely place to sit with a morning coffee!



Utility 13'10" x 5'11" (4.22m x 1.81m)

Fitted with base and wall units to match the kitchen, a window and door to the side, stainless steel Franke sink with a mixer tap over, porcelain tiled floor, radiator, part tiled walls and plumbing and space for appliances.

Gallery Landing



The fabulous galleried landing has solid oak flooring, roof light letting in lots of light, glass and oak ballustrade, large airing cupboard with double doors, radiator, stairs leading to the second floor, under stairs cupboard and oak doors leading to all the first floor rooms.

Dining Room 14'1" x 11'0" (4.31m x 3.37m)



Having solid oak flooring, radiator, spotlighting and bi fold doors opening onto the rear garden.

Bedroom One 17'4" x 13'10" (5.29m x 4.24m)



Having a window to the side and bi folding door leading on to the balcony which over looks the rear garden. There is also a TV port, radiator and a door through to the dressing room.

Dressing Room 10'4" x 9'1" (3.17m x 2.78m)



Having a sash style window to the side, the dressing room is fitted with an extensive range of built in floor to ceiling wardrobes which provide an exceptional amount of shelving and hanging rails. The room also has a radiator, room for a dressing table and a door leading through to the en-suite.

En suite



The luxury en suite leads on from the dressing room, having a window to the rear, part tiled walls, lovely roll top bath with a free standing mixer tap over, wash hand basin and a low level w.c., on a modern vanity unit with a mixer tap over. Heated towel rail, spotlighting and an illuminated mirror.

Bedroom Two 14'3" x 13'11" (4.35m x 4.25m)



Having bi folding door leading onto the balcony over looking the rear garden, TV port and radiator. A door leads through to the en suite.

Second En Suite



Leading off the bedroom the en-suite has a window to the side, wash hand basin with a mixer tap and low level w.c., on a modern vanity unit, double shower cubicle, fully tiled walls, spotlighting, extractor fan and a radiator.

Bedroom Three 13'10" x 9'7" (4.24m x 2.93m)



With two sash style windows to the front, radiator, built in wardrobe with rails and shelving and a TV point.

Bedroom Four 13'10" x 9'4" (4.23m x 2.86m)



Having two sash style windows to the front and two radiators.

Family Bathroom



The beautifully appointed family bathroom has a panelled bath with a central mixer tap over, sash style window to the front, part tiled walls, tiled floor, spotlighting, extractor fan, double shower cubicle, wash hand basin with a mixer tap and low level w.c., on a modern vanity unit, heated towel rail and an extractor fan.

Additional Photo.



Second Floor

A staircase from the landing leads to the second floor giving access to the two top floor bedrooms. There is a velux window to the side letting in lots of light.

Bedroom Five 15'4" x 11'3" (4.68m x 3.45m)



Having a sash style window to the front, eaves storage and a radiator. A door leads through to the en suite.

Third En suite

Having a sash style window to the front, wash hand basin with mixer tap over, low level W/C, oak flooring, heated towel rail and an extractor fan.

Bedroom Six 22'6" x 11'11" (6.88m x 3.64m)



A superb sized, very versatile room having three Velux windows across the rear, eaves storage and a radiator. A door leads through to the en-suite.

Fourth En Suite

With a Velux window to the rear, wash hand basin with a mixer tap over, low level W/C with a concealed cistern, oak flooring, extractor fan and a heated towel rail.

Outside

The property is approached along the lane and has double gates onto the driveway which opens out onto an extensive gravelled parking area leading to the property and the triple garage.

The Front of the Property



Triple Garage 30'0" x 18'1" (9.15m x 5.52m)

The triple garage has three electric roller style doors, two windows to the rear, side personal door and useful eaves storage.

Gardens



The south-facing gardens extend to all sides of the property wrapping around the home and are mainly laid to lawn with shrubbed flower beds along the borders. There is a large Indian stone paved patio running across the rear of the property ideal for entertaining and al- fresco dining. The gardens are fully enclosed by fencing and hedging enjoying a great degree of privacy. A gate at the side gives access to the front driveway.

Additional Photograph



Additional Photograph



Additional Photograph



Tenure/ Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The property is in council tax band G.

Additional Information

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm s employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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Floor Plan

Blancminster House, Morda Road, Oswestry, SY11 2AY



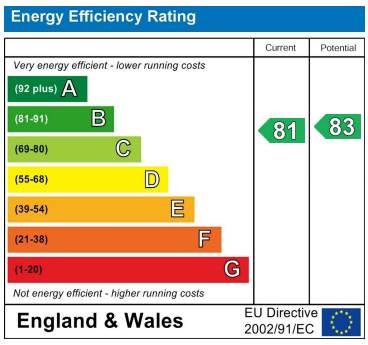
Total Area: 329.7 m² ... 3548 ft² (excluding balcony, triple garage)

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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