



4, CAE HENGOED
HENGOED | OSWESTRY | SY10 7FB





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Gobowen Railway Station 2.5 miles | Oswestry 3.5 miles | Ellesmere 7 miles | Shrewsbury 20 miles | Birmingham 65 miles
(all mileages are approximate)

A beautifully finished modern detached home with landscaped gardens, detached double garage and open countryside views to the rear.

Substantial Modern Detached Family Home
Over 2,200 sq ft of Accommodation
Four Double Bedrooms, Two En-suites and Family Bathroom
Impressive Open-Plan Kitchen and Dining Room
Detached Double Garage and Generous Parking



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

4 Cae Hengoed is an impressive modern detached residence, constructed approximately 16 months ago and further enhanced by the current owners. Extending to over 2,200 sq ft, with a detached double garage, the property provides beautifully finished family accommodation with generous proportions, excellent natural light and a strong connection to the landscaped gardens and countryside beyond. It represents a rare opportunity to purchase a high-quality modern home in a desirable village setting.

SITUATION

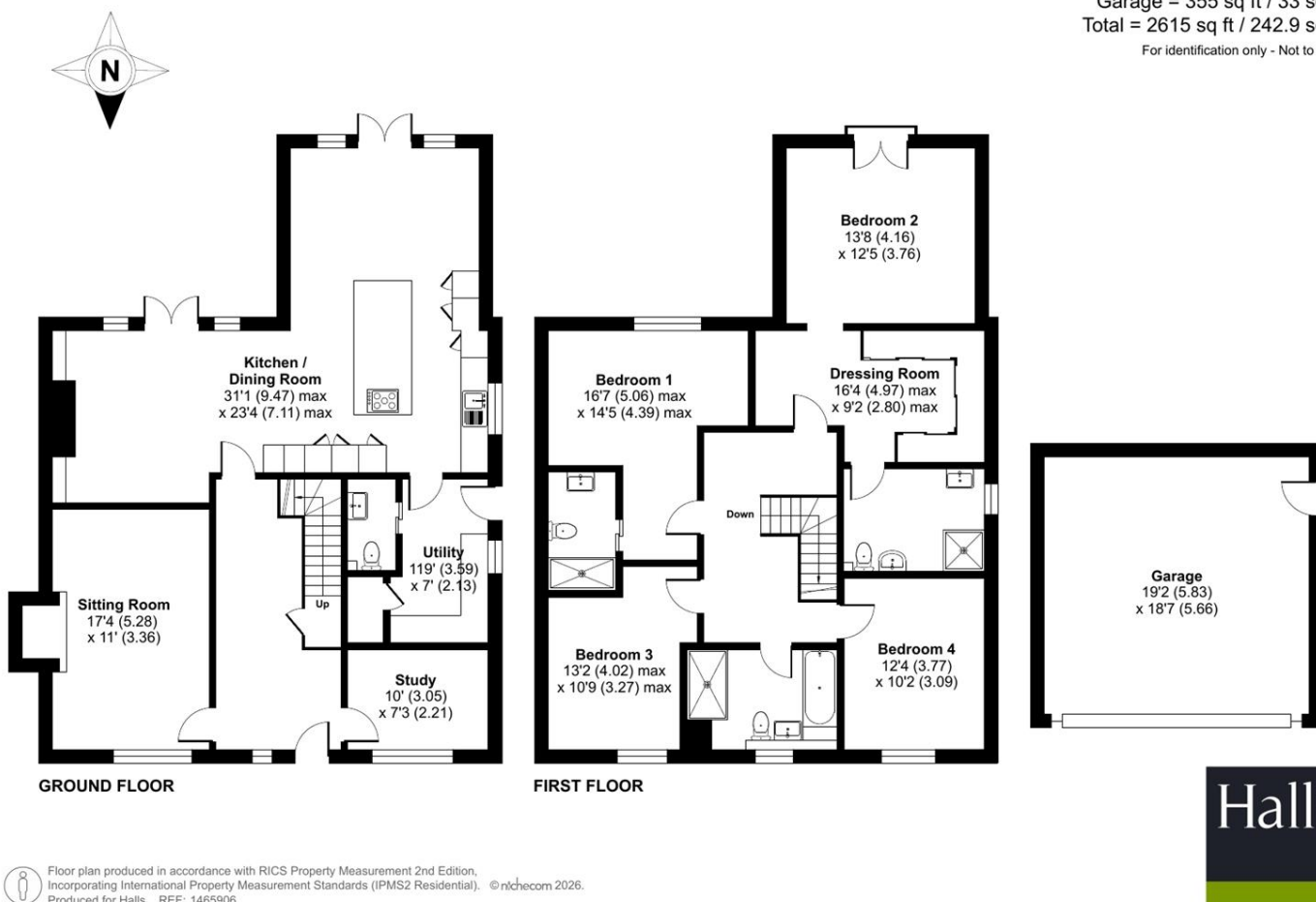
4 Cae Hengoed is positioned within an attractive modern development in the popular village of Hengoed, surrounded by Shropshire countryside and within easy reach of Oswestry, Gobowen and Ellesmere. The setting offers a rare balance of village living, open outlook and day-to-day convenience, with Oswestry providing a wide range of shops, schools, leisure facilities and professional services.

The property is well placed for Oswestry, Gobowen, Ellesmere and the A5, providing links towards Shrewsbury, Chester and the wider region. Gobowen Railway Station is close by, offering services towards Shrewsbury, Chester and Birmingham, with onward connections to London Euston.

Birmingham, Manchester and Liverpool airports are all accessible by road, providing domestic, European and international travel options.

PROPERTY

Internally, the property offers substantial and well-balanced accommodation arranged over two floors. An attractive oak-framed porch leads into a generous reception hall, where tiled Amtico flooring, oak internal doors and a staircase rising to the first floor create an immediate sense of quality. The principal ground floor space is the impressive open-plan kitchen and dining room, extending to approximately 720 sq ft.



Designed as the heart of the home, this superb room includes an extensive fitted kitchen, central island, integrated appliances, feature ceiling detail and ample space for both dining and informal seating. French doors open directly onto the rear terrace, making it ideal for family life and entertaining. A well-appointed utility room provides further fitted storage, work surface space and external access. There is also a guest cloakroom/WC, a

Separate study/home office and a comfortable sitting room with a feature fireplace and stove. Upstairs, a spacious landing leads to four double bedrooms, including two with en-suites and one with a large dressing room, plus a stylish family bathroom with bath and separate shower. Finished to a high standard throughout, the home combines modern, practical family living with excellent energy efficiency (EPC B).



GARDEN & GROUNDS

The gardens have been thoughtfully landscaped to complement the house, creating an elegant and easily maintained setting for outdoor living.

A substantial paved terrace adjoins the kitchen and dining room, providing a superb space for al fresco dining and entertaining. Beyond, an artificial lawn is framed by raised beds and established planting, complemented by views across the surrounding countryside.

To the front, a generous gravelled driveway provides ample parking for several vehicles and access to the detached double garage, which measures approximately 19'2" x 18'7".

SCHOOLING

A range of local schooling is available in Oswestry, Gobowen and Ellesmere, including primary, secondary and independent education.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, drainage and underfloor heating throughout the ground floor. Heating is provided via an energy-efficient air source heat pump system. Interested parties should rely on their own enquiries and confirmation from the vendor's solicitor.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///captures.builds.searching

Oswestry, proceed towards Gobowen and Hengoed. Continue into the village and follow the road to Cae Hengoed, where number 4 will be found within the development.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



