

# Town & Country

Estate & Letting Agents



**Hobnob House , Maesbury Marsh, SY10 8JH**

**£400,000**

Town and Country Oswestry are pleased to offer this well proportioned and much improved detached family home in the sought after village of Maesbury Marsh only a 5 minute drive from Oswestry yet boasting a rural feel with open countryside in abundance. The property boasts three/four bedrooms and tasteful decoration along with a well appointed kitchen and fantastic garden room. There is extensive parking and well maintained gardens. A MUST SEE PROPERTY!!

### Directions

From Oswestry follow the road out of town until reaching Mile End roundabout. Take the fourth exit towards Welshpool. At the staggered junction turn left towards Maesbury. Head to Maesbury Marsh where the property will be seen on the left just as you enter the village (opposite the telephone box).

### Accommodation Comprises:

#### Porch

The fully enclosed entrance porch has a door to the front and a window to the side, quarry tiled floor, a door which leads to a useful boot/shoe store with coat hooks and shoe storage and a door into the hallway.

#### Hallway



With laminate flooring, doors leading to the lounge, kitchen and downstairs bedroom. Stairs lead up to the first floor.

#### Lounge 11'10" x 19'2" (3.62 x 5.85m)



The good sized lounge has a window to the front, French doors to the rear which lead into the garden room, an open log burner on a granite hearth, TV point, spotlighting and laminate flooring.

#### Garden Room 23'4" x 9'4" (7.12 x 2.85m)



The large garden room is a spectacular feature of this property. Opening out onto the garden with double doors to the rear and a further double door to the side, and with fantastic views over the farmland at the rear, this really does feel like the heart of this home. With a solid insulated roof making it suitable for use all year round, this light, spacious room benefits from a radiator and an electric wall mounted heater. There is a Velux window and vinyl flooring.

#### Garden Room Additional Photograph



#### Kitchen 10'9" x 12'8" (3.30 x 3.88m)



With the garden room leading through to the

kitchen, the light, spacious feel continues. The kitchen is fitted with a range of base and wall units with contrasting work surfaces over. There is a double sink with drainer and a mixer tap over, integral Kenwood dishwasher, Whirlpool electric oven, space for a microwave, electric hob with extractor fan over, granite 'hot plate' for pans, space for a fridge freezer, wireless oil gauge, vinyl flooring and spotlighting.

### Utility Room



The useful utility room sits off the kitchen, with wall units, larder cupboard, worktop with space and plumbing for a washing machine and tumble drier. There is a door which leads to the cloakroom, a door leading through to the garage and a door exiting to the rear garden. There is also a rotary clothes line in the ground outside this rear door.

### Cloakroom

With W/C, wash hand basin on a vanity unit, a radiator and a window to the rear.

### Study/Bedroom Four 11'10" x 11'1" (3.63 x 3.38)



Currently used as a music room/study, occasionally used as a fourth bedroom. With a window to the front and a radiator it is a very versatile/flexible space.

### Landing

With a window to the front which floods this area

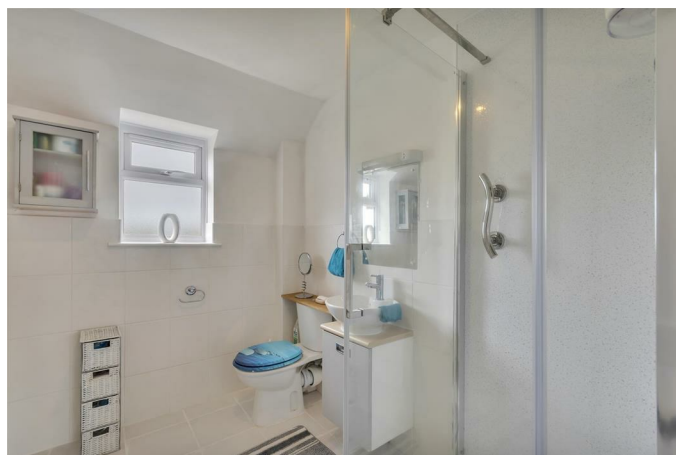
with plenty of light, doors lead off to the three bedrooms and bathroom along with a door to a useful airing cupboard which has shelves for handy storage. The landing has laminate flooring, spotlighting, a radiator and access to the part boarded roof space via the loft hatch.

### Bedroom One 15'1" x 12'11" (4.60 x 3.95m)



The largest bedroom benefits from an en-suite shower room and has a window to the front, a radiator, two built in double wardrobes with rails and shelving, spotlighting and a TV point.

### En-suite Shower Room 7'9" x 5'10" (2.38 x 1.80m)



The En-suite shower room has a window to the rear, W/C, wash hand basin on a vanity unit, brand new shower cubicle with a newly installed electric shower, shaving light, vinyl flooring and spotlighting.

### Bedroom Two 10'11" x 10'2" (3.34 x 3.10m)



The second double bedroom has a window to the front, a double built in wardrobe with rails and shelving for useful storage, a radiator and spotlighting.

### Bedroom Three 8'0" x 11'10" (2.45 x 3.63m)



Bedroom three would also fit a double bed but is currently being used as a study/office. With a window offering fantastic views over the fields at the rear, vinyl wood effect flooring, a radiator and a single built in wardrobe with rails and shelving for useful storage.

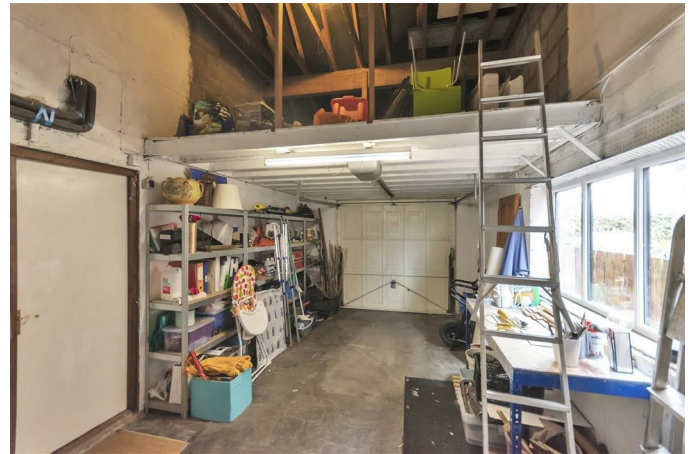
### Family Bathroom 7'8" x 6'0" (2.36m x 1.83m)



The family bathroom has a window to the rear and

is fitted with a W/C, wash hand basin with a mixer tap over, panelled bath with a shower over, heated towel rail, vinyl wood effect flooring and a radiator.

### Integral Single Garage 19'0"xn10'11" (5.80mxn3.34m)



The property also benefits from an integral single garage with an electric up and over door, wall mounted shelving units and a work bench, generous eaves storage, power and lighting along with a small additional area at the rear of the garage which houses the oil fired Worcester boiler which was newly installed in Sept 2020. There is a door into the utility room and an additional door at the rear which exits into the rear garden.

### To the Front of the Property



The property is approached via a gravelled driveway and parking area which provides ample parking for 4/5 vehicles. There is side access on both sides of the property which leads to the rear garden. The property is edged with mature hedging and fencing.

### To the rear of the Property



The rear garden is another notable feature of this property with great views over the surrounding fields. Feeling very private and enclosed by fencing to both sides and a wall and hedge at the rear, the garden is fully enclosed making it safe for children and animals. With a lawned area along with a large garden pond and several decked and paved seating areas (one for the morning sunshine and one for the afternoon/evening sunshine), this garden is great for entertaining and outdoor dining. There are several mature fruit trees and area planted with various berry plants, the garden is great for those wanting to continue to grow their own fruit.

### Rear Garden Additional Photograph



### Rear Garden Additional Photograph



### The views at the rear



### An Aerial image of the Property



### Information about the property

The vendor informs us that the property is heated by an oil fired boiler and has the benefit of a septic tank.

### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

### **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.

### **Hours Of Business**

Our office is open:

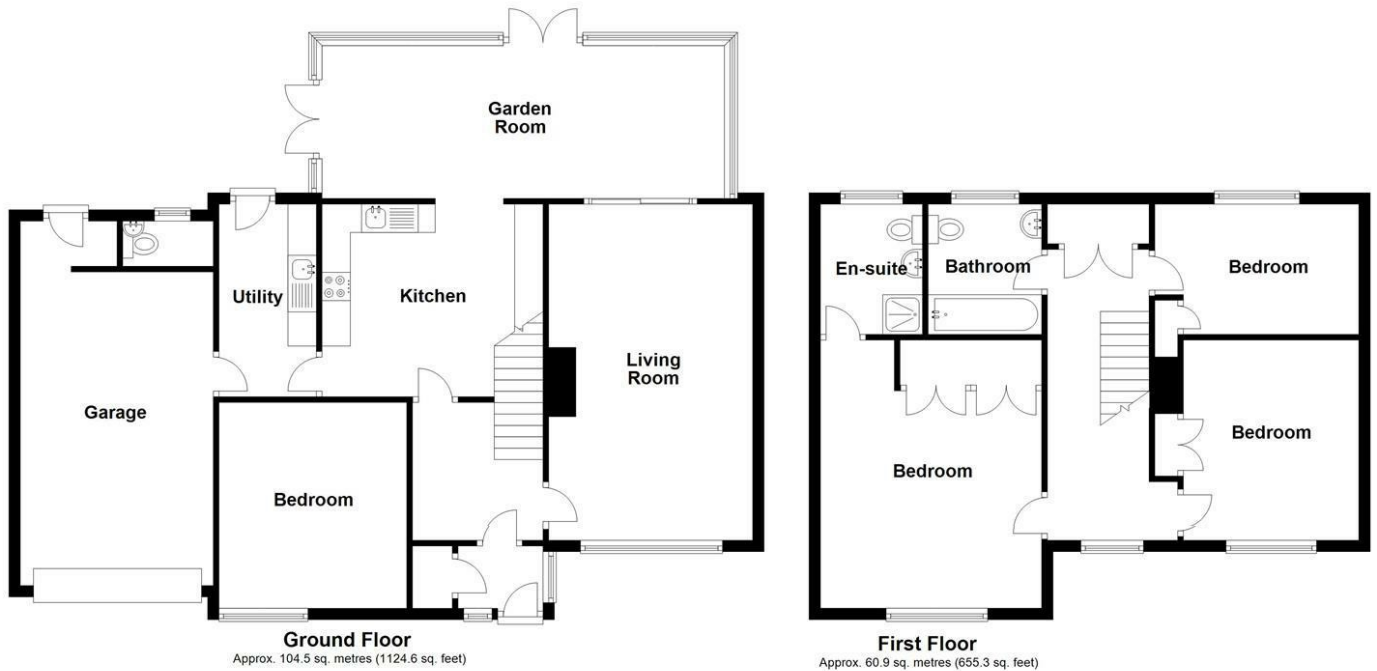
Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **Money Laundering Regulations**

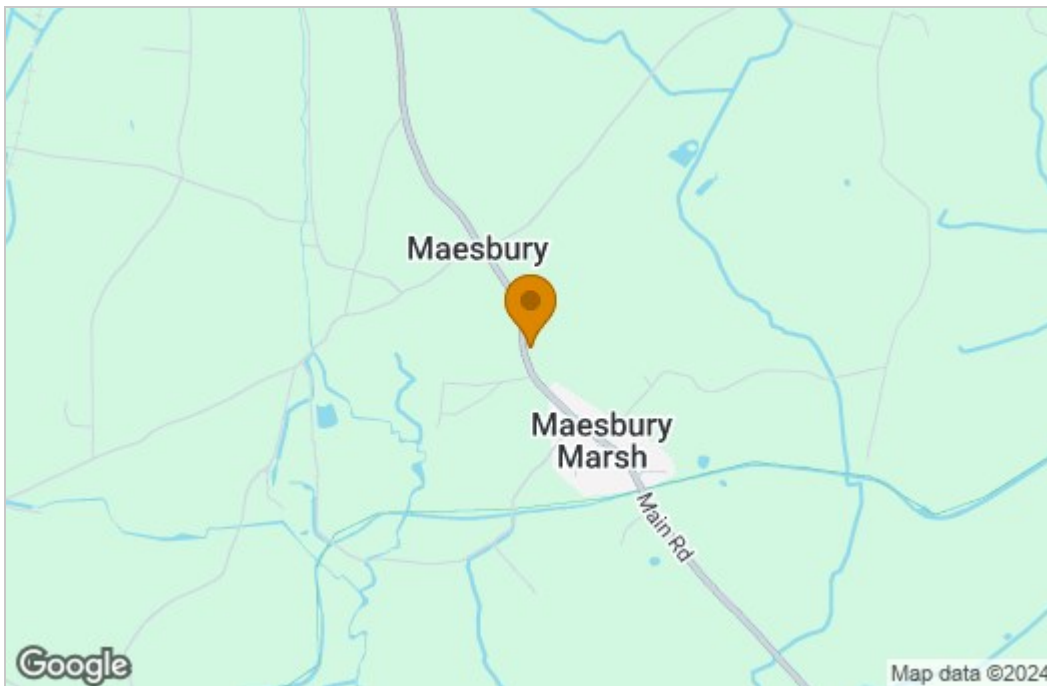
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Floor Plan

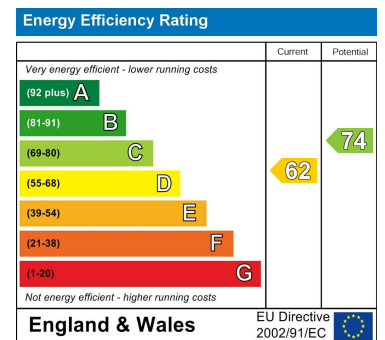


Total area: approx. 165.4 sq. metres (1779.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk