

# Town & Country

Estate & Letting Agents



**Alder Lea , Babbinswood, SY11 4PQ**

**£730,000**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this truly lovely substantial detached country property which is surrounded by its own grounds extending to two and a quarter acres. The location offers privacy being set in a tucked away position between Whittington and Babbinswood. The spacious and versatile accommodation which has been recently improved by the current owner, along with the beautiful surrounding gardens and woodland make this property a rare find. All amenities are close at hand including great road links and access to major towns and cities. Alder Lea offers an opportunity not to be missed.

### Directions

From Oswestry take the Whittington Road out of town and at the roundabout junction with the A5 continue straight ahead, second exit, towards Whittington onto the A495. Upon entering the village proceed over the level crossing and continue along before reaching the junction. Turn right here and continue along towards the village of Babbinswood. Approximately 100 metres before the sign for Babbinswood, the driveway to the property will be found on the left hand side.

### Notes from the Current Owner



The current owner has carried out an extensive scheme of improvement at the property during her ownership. Works completed include installation of a new sewage treatment plant, new central heating system including a new boiler, pipes and radiators, a full electrical re-wire with many USB plugs throughout the property, new water softener unit and the installation of a new log burner in the lounge. Alongside these works there is also a recently fitted kitchen and three new bathrooms.

### Accommodation Comprises:



### Hallway 11'7" x 11'2" (3.52 x 3.41)



The spacious hallway is accessed from a covered porch at the front of the property. A part glazed oak door leads into the hallway which along with two windows floods the property with light. It benefits from two radiators, a coved ceiling and stairs lead to the first floor bedroom and bathroom. A door leads to the inner hallway and kitchen and double doors open onto the dining room.

### Lounge/Dining Room 30'4" x 13'5" (9.24 x 4.08)



The impressive lounge runs along the front of the property and offers a superb space for entertaining and large families. There are two large windows to the front letting in lots of natural light along with patio doors to the side which lead onto a paved patio area in the garden. There are two modern vertical radiators and a feature fireplace with a slate hearth and wooden mantle and housing a log burner. There is a coved ceiling and the lounge opens onto the dining room.

### Additional Photograph



### Log Burner in the Lounge



### Dining Room 9'6" x 8'6" (2.89 x 2.60)



The dining room is open to the lounge, it has a window to the front and side, two radiators and a coved ceiling.

### Kitchen 12'7" x 9'7" (3.83 x 2.92)



The kitchen is fitted with a good range of modern base and wall units with work surfaces over, windows to the front and side let in lots of light. There is space for an electric oven and hob with tiled splash back, space and plumbing for a dishwasher, integrated extractor fan, stainless steel single bowl sink with a mixer tap over, a radiator, wooden floor, spotlighting and a coved ceiling.

### Additional Photograph



### Inner Hallway 7'6" x 7'3" (2.28 x 2.2)



A very versatile space which could serve many purposes. It is currently used as a cloakroom and storage area with a large oak storage cupboard, and a coved ceiling. A door leads through to the main bathroom and the rear hallway.

### Family Bathroom



The family bathroom has a window to the side, panelled bath with mixer taps, a wash hand basin on a vanity unit and a low level W/C. There are two heated towel rails, part tiled walls, vinyl flooring, coved ceiling, extractor fan and access to the loft.

### Rear Hallway

The long rear hallway gives access to the bedrooms at the rear of the property. and the utility room. There is also a radiator and good sized under stairs cupboard.

### Utility 14'10" x 10'8" (4.51 x 3.25)



The large utility room is accessed from the rear hallway and has a part glazed door to the side with an external canopy porch leading onto the driveway. There is a window to the side and to the rear, tiled floor, base and wall units with work surfaces over, stainless steel sink, plumbing and space for various appliances. This room houses the Grant oil fired boiler and controls and a door leads to a useful storage cupboard.

### Storage Cupboard

With a window to the side, a tiled floor, a radiator, shelving and a cupboard housing the water softener unit.

### Bedroom One 15'0" x 13'8" (4.57 x 4.17)



The spacious main bedroom has dual aspect windows to the side and to the rear providing fantastic views over the garden and adjacent woodland. There are two radiators and a decorative coved ceiling. A recessed area leads to the en-suite bathroom.

### Additional Photograph



### En Suite 10'10" x 5'0" (3.29 x 1.53)



The recently re-fitted en-suite has a window to the rear. It benefits from a low level W/C, a wash hand basin with a mixer tap over on a vanity unit and a large walk in shower cubicle with aqua panelled walls. There is vinyl flooring, a heated towel rail, a decorative coved ceiling, extractor fan and a mirrored wall cupboard with lighting.

### Bedroom Three 11'6" x 9'0" (3.50 x 2.75)



A double room with a window to the rear overlooking the garden, a useful built in wardrobe with rails and shelving and a radiator.

### Bedroom Four 11'4" x 9'1" (3.46 x 2.77)



A double bedroom with a window to the rear overlooking the garden, a built in wardrobe with rails and shelving and a radiator.

### First Floor

The first floor bedroom is accessed from the oak staircase in the front hallway.

### Bedroom Two 15'8" x 14'6" (4.77 x 4.42)



A spacious room with a window to the rear overlooking the garden and fields beyond. It has a radiator, door to a useful eaves storage cupboard and a door to the en-suite shower room.

### En-Suite Shower Room



Another recently re-fitted bathroom with a low level W/C, wash hand basin on a vanity unit, shower cubicle, heated towel rail, vinyl floor, extractor fan and an airing cupboard off housing the hot water tank.

### Outside

The property is located in a set back private position between Whittington and Babbinswood. A five bar gate with brick pillars leads onto the long driveway to the property. The driveway opens out onto a large parking and turning area to the side of the double garage. At the front of the garage is the oil tank, and two log stores.

### Driveway



### Double Garage 20'7" x 19'7" (6.28 x 5.98)



The detached brick built double garage has two electric roller style doors, power and lighting, eaves storage and a door to the side. To the rear of the garage is a purpose built timber building with large double doors to the front and power and lighting. This is a fantastic space and would be suitable for housing a caravan/motorhome.

### Front Gardens



In all, the grounds extend to just under two and a quarter acres. The grounds span around the property offering a fantastic degree of privacy and space. To the left hand side of the driveway there

are extensive lawned gardens with mature trees and shrubs. There is also a fenced off area with a productive vegetable plot. The lawned gardens also lead to a more formal area at the front of the house with gravelled and paved areas ideal for entertaining and sitting out.

### Additional Photograph



### Additional Photograph



### Seating Area

### Rear Gardens



A large gravelled area leads from the driveway onto the further extensive lawned gardens. There is a large timber shed, three greenhouses and more productive vegetable gardens. Across the lawn there is a timber shed which is used for log storage and a pathway which leads through the woodland.

### Additional Photograph



### Woodland

A pathway meanders through the wooded area and the perimeter of the property. On reaching the area at the side, there is a timber summerhouse with power and lighting and covered storage area with a patio to the front, ideal for housing a hot tub.

### Aerial View from the Front



## Aerial View from the Rear



### Solar Panels

The property is fitted with a range of solar panels giving a good return on the electricity supply and water heating. There are also three outside taps at various points around the property. There is a new sewage treatment plant servicing the property.

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

### Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Town & Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise

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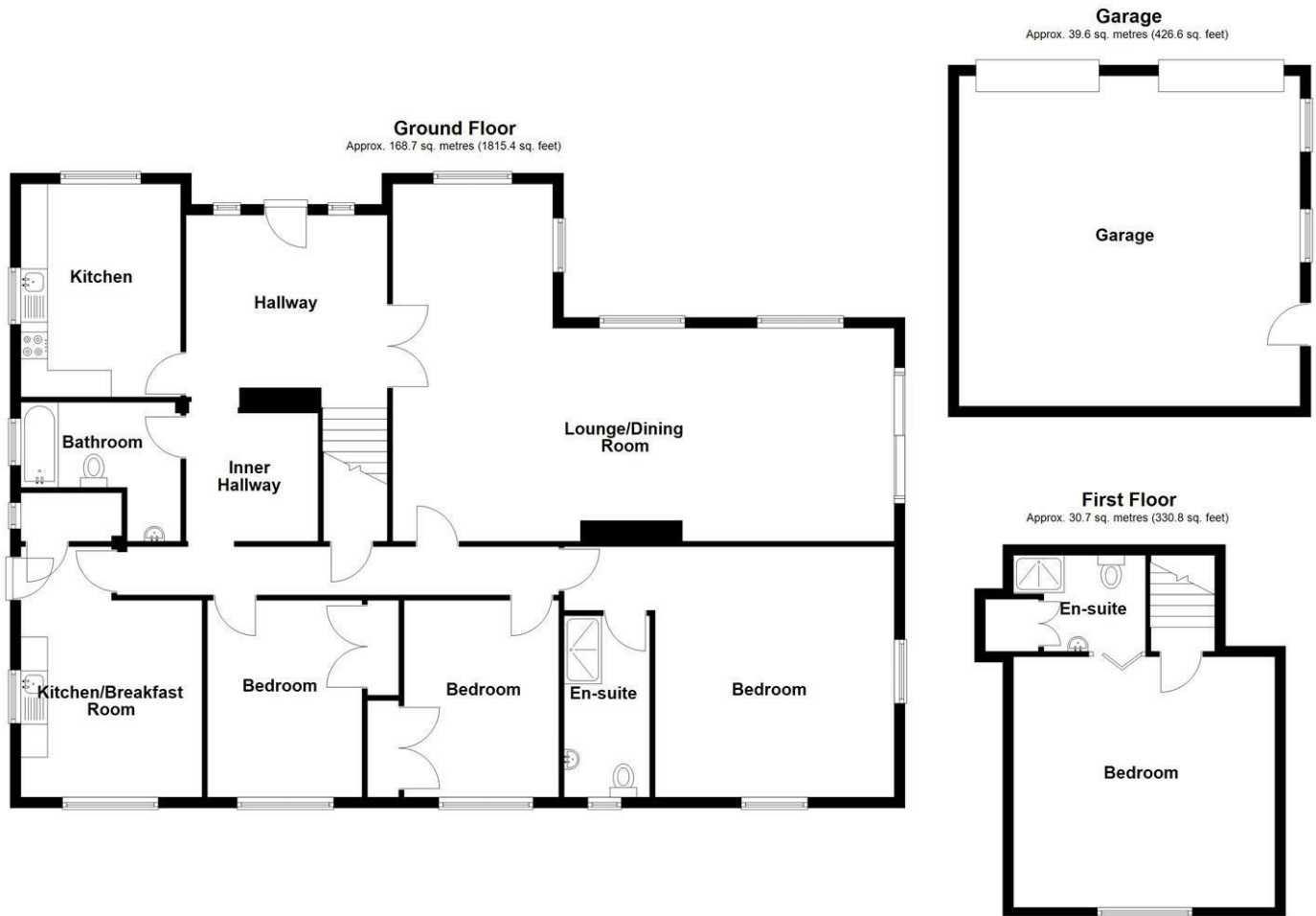
### Additional Information

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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.

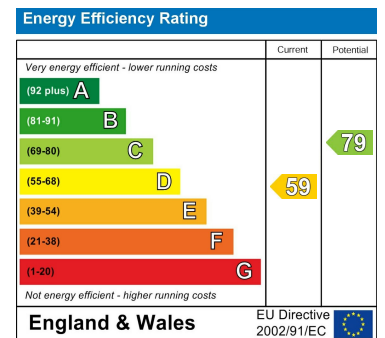
## Floor Plan



## Area Map



## Energy Efficiency Graph



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