



Brook House, Maesbury Marsh, Oswestry, Shropshire, SY10

Asking Price: £565,000

Tenure: Freehold

Property

Description

This immaculate four bedroom detached house occupying a generous 0.25 acre plot in the heart of Maesbury, near Oswestry.

Extended and beautifully presented, the home blends character features with modern family living. The welcoming hall leads to two inviting reception rooms, each with a log burner set against feature fireplaces, creating warm and comfortable spaces for relaxing and entertaining. A separate study offers an ideal work from home area, while the practical utility room keeps laundry and storage neatly out of sight.

The superb 6.85m x 4.26m open plan dining kitchen is a real focal point, fitted with granite worktops, farmhouse style sink, built in cooking range, dishwasher and fridge, with exposed oak beams adding charm. French doors open to the garden, encouraging easy indoor/outdoor living.

Upstairs are four well proportioned bedrooms and two modern bathrooms, all finished to a high standard with neutral décor and good natural light.

Outside, the house is approached via a double gated driveway leading to a 5.4m x 4.9m double garage with attic room above, offering excellent storage or hobby space. The established gardens provide lawns, mature planting and patio seating areas, ideal for outdoor dining.

Location

Maesbury Marsh is a sought-after Shropshire village, with canalside walks and countryside on the doorstep. Nearby Oswestry offers a range of shops, cafés, pubs and both primary and secondary schools. Gobowen railway station is around 10 minutes' drive, with regular services to Shrewsbury, Chester and Birmingham

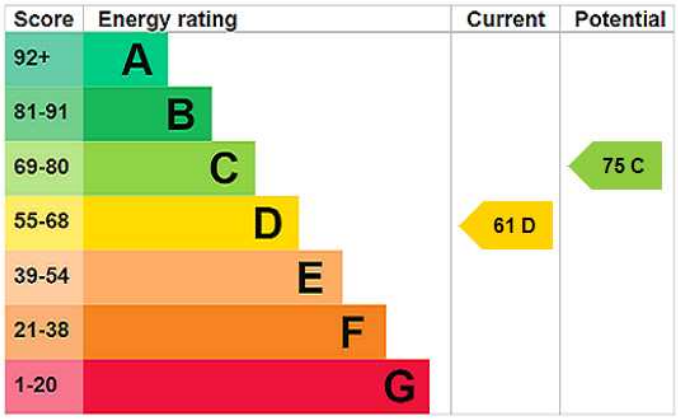
Directions

From the Your Move office proceed down Salop Road, taking the right turn onto Maesbury road after the railway bridge. At the bypass, turn right then left onto Maesbury Road and enter into the village, over the canal bridge and the property is the 2nd on the right.









What 3 Words: HOSPITALS.LOADERS.BUMPING

Entrance Hall
13'1" x 7'7" (4m x 2.3m)
Double glazed door, Travertine tiled floor, underfloor heating, oak doors leading off.

Study
11'6" x 5'9" (3.5m x 1.75m)
Also used as a guest bedroom, underfloor heating, double glazed window.

Living Room
15' x 11'10" (4.57m x 3.6m)
Feature fireplace with log burner, underfloor heating, exposed beams, 2 double glazed windows.

Family Room
14'1" x 13'2" (4.3m x 4.01m)
Feature fireplace with log burner, exposed beams, Travertine tiled floor, underfloor heating, part exposed stonework, stairs to first floor, 2 double glazed windows.

Dining Kitchen
22'6" x 14' (6.86m x 4.27m)
A "MUST SEE" open plan dining kitchen, fitted in a range of oak base & wall units with granite worktops and island unit, exposed oak timbers, Travertine tiled floor, twin bowl Butler sink unit, built in appliances including a cooking range, dishwasher & fridge, underfloor heating, double glazed windows & French doors leading out.

Utility Room
Plumbing for washing machine, Travertine tiled floor, underfloor heating, double glazed door to side.

Cloakroom
Comprising WC, wash basin, double glazed window.

First Floor
13'3" x 9'9" (4.04m x 2.97m)
A versatile open plan landing, exposed ceiling beams, oak staircase spindles, oak doors leading off, radiator, 2 double glazed windows.

Bedroom 1
15' x 11'11" (4.57m x 3.63m)
Exposed ceiling beams, radiator, 2 double glazed windows.

Bedroom 2
12'6" x 11'6" (3.8m x 3.5m)
Exposed ceiling beams, radiator, 2 double glazed windows.

Bath/Shower Room
Comprising WC, wash basin, freestanding bath, shower cubicle, towel radiator, double glazed window.

Bedroom 3
11'7" x 10' (3.53m x 3.05m)
Radiator, 2 double glazed windows.

Bedroom 4
10' x 7'10" (3.05m x 2.4m)
Radiator, 2 double glazed windows.

Bathroom
Comprising WC, wash basin, bath with shower over, towel radiator, double glazed window.

Outside

Front Garden
Laid to lawn with property entrance.

Driveway
The property is approached via a double gated driveway which provides ample parking for cars, caravan or camper van.

Double Garage
17'9" x 16'1" (5.4m x 4.9m)
With electric door, power & light connected.

Garage Attic Room
13'7" x 9'6" (4.14m x 2.9m)
A versatile room, ideal as a play room or for storage.

Rear Garden
Another main feature of the property, the well established rear garden is laid extensively to lawn with 2 sun trap patio areas, Summer House, pergola, flowers, shrubs and vegetable beds.

Agents Note
Shropshire Council - Council Tax Band C
The property is Freehold

Charges
Council Tax Band: C

EPC Rating: D

Local Authority: Shropshire Council



Total floor area 229.8 sq.m. (2,474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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