



OAK HOUSE

ASTLEY | SHREWSBURY | SY4 4BP

Halls

1845



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Shrewsbury 7.3 miles | Telford 18.4 miles
(all mileages are approximate)

A HANDSOME PERIOD HOUSE WITH FANTASTIC LIVING SPACE AND
SCOPE FOR FURTHER IMPROVEMENT, SET WITH DOUBLE GARAGING
AND LARGE WRAPAROUND GARDENS.

Extremely convenient and popular location
Flexible and versatile living space
Excellent scope for modernisation
Detached double garage
Extensive wraparound gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury centre proceed out on the Whitchurch road to the Battlefield roundabout, then take the third exit onto the A53 Market Drayton road, carry on for about 1.5 miles and on reaching Upper Astley turn left. Continue along this lane out of the hamlet and then on reaching Astley itself, proceed to the centre of the village turning right after the church. Proceed ahead and Oak House will be found set back on the right hand side.

SITUATION

The property occupies a most appealing location in the pretty village of Astley. The local area provides some lovely walks, with Grinshill and Clive of particular interest. The nearby village of Hadnall offers a basic selection of amenities including a primary school, shop/post office and pub. The property is conveniently placed for access to a number of supermarkets and retail parks on the fringe of Shrewsbury, whilst the town centre affords an excellent range of amenities. Commuters will find ready access to the A49 which links to the A5 and M54 motorway through to Telford. Alternatively, there are a number of major road links giving access to The Potteries and Cheshire.

PROPERTY

Oak House is a striking and imposing period residence, offering a wealth of character and an exciting opportunity for purchasers to modernise and create a truly exceptional family home. This attractive bay-fronted property occupies a generous plot within the desirable village of Astley, just a short distance from Shrewsbury.

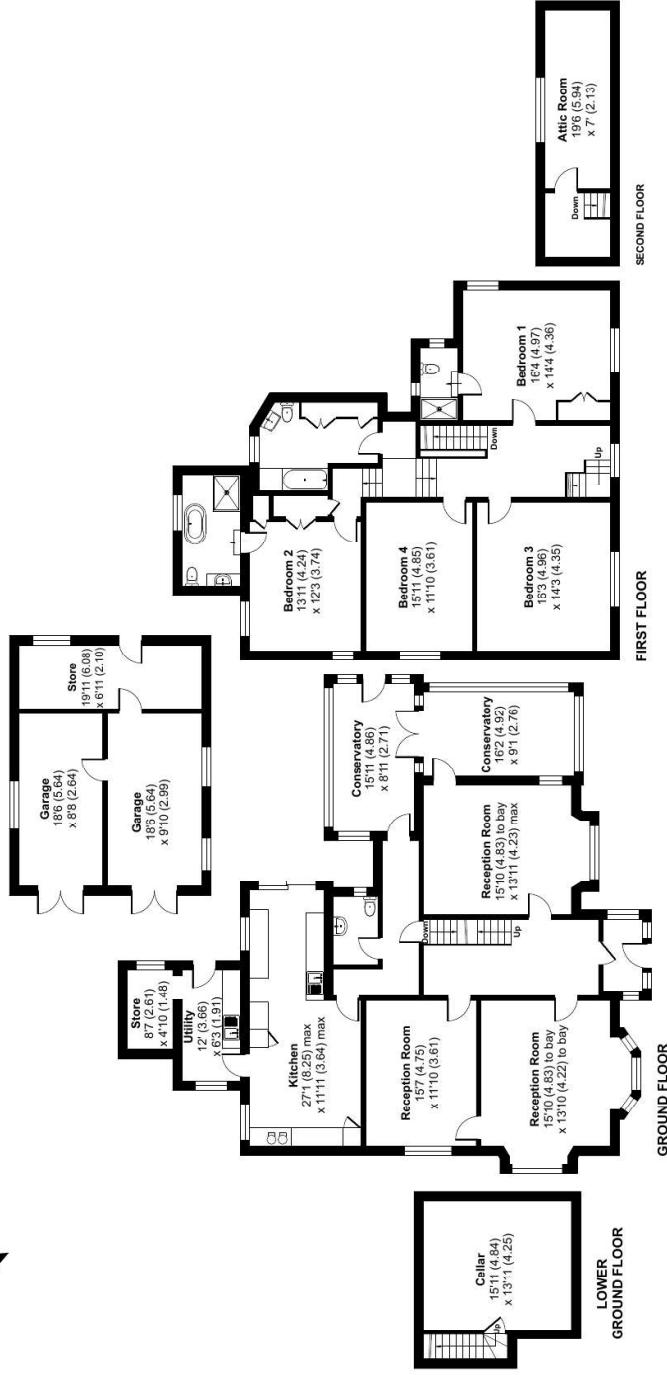
The accommodation begins with an impressive reception hall featuring original tiled flooring and an elegant staircase. There are three versatile reception rooms, each showcasing attractive period fireplaces, with one room benefiting from a charming log burner.

The property offers excellent scope for modernisation, providing a wonderful opportunity for buyers to introduce their own style, ideas and design.

The spacious breakfast kitchen is fitted with a range of units and features a traditional four-oven oil-fired Aga. Additional ground floor accommodation includes a utility room, freezer room, guest WC and a useful cellar. A wraparound conservatory, which requires some repair, enjoys views over the gardens and offers

further potential to enhance the living space.

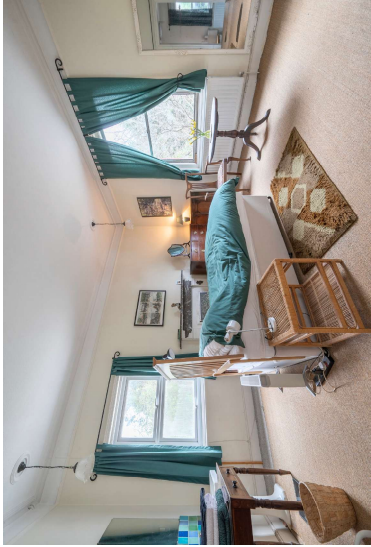
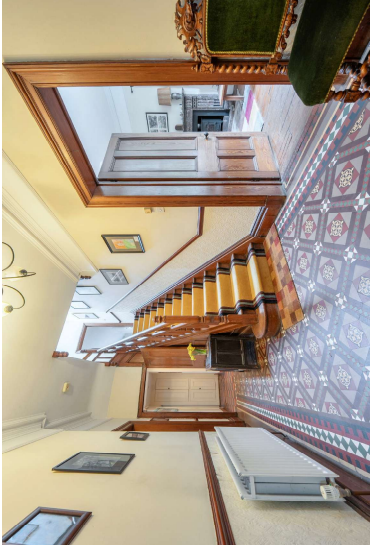
To the first floor are four impressive double bedrooms, two of which benefit from their own ensuite bath or shower rooms, while the remaining bedrooms are served by the family bathroom. From the landing, access is provided to a useful loft room.





OUTSIDE

Externally, a gravelled driveway leads to a generous parking area and continues around to the rear where a detached double garage is located. The property is set within substantial gardens featuring sweeping lawns, a variety of mature specimen trees, well-stocked shrubbery beds and several private seating areas, ideal for alfresco dining and outdoor entertaining.



GENERAL REMARKS

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 and electricity. Drainage is provided to a private system. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



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.

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.

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.



