



## 2 THE OAKS

HOOK-A-GATE | SHREWSBURY | SY5 8BE









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Shrewsbury 3.5 miles | Telford 17.2 miles  
(all mileages are approximate)

A MOST DESIRABLE AND PARTICULARLY SPACIOUS DETACHED HOUSE,  
OFFERING A WONDERFUL AND VERSATILE LIVING SPACE, SET WITH  
FANTASTIC LARGE GARDNES IN THIS POPULAR RURAL VILLAGE.

Sought after rural locality  
Generous and flexible living space  
Large driveway parking area and garage  
Superb large rear gardens  
Easy access to commuter routes



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury, head away from town along the Longden Road and continue past the Priory and Meole Brace schools. As you enter the village of Hookagate, 2 The Oaks will be seen, slightly elevated on the left hand side.

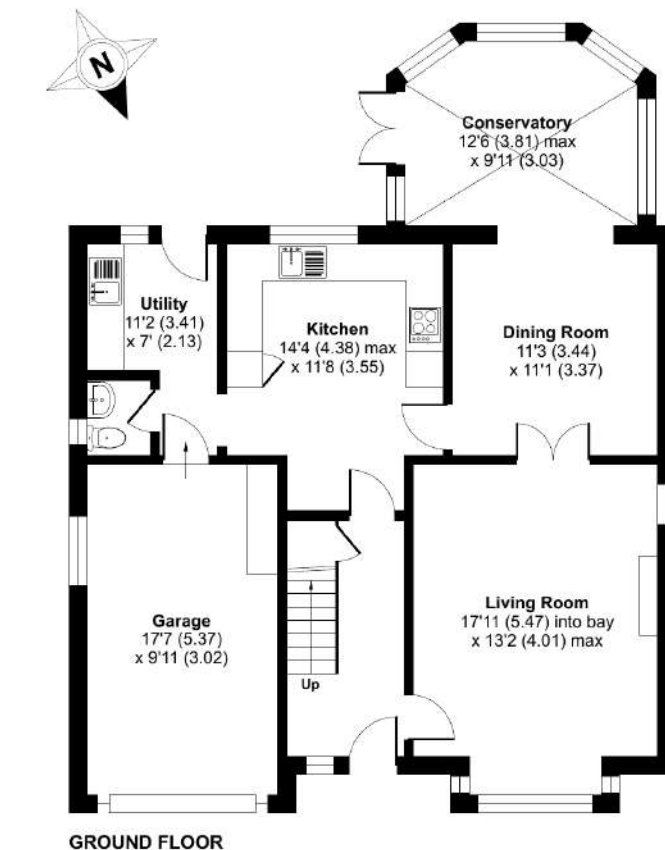
## SITUATION

The property is most conveniently and pleasantly located just outside Shrewsbury within the pretty village of Hookagate which provides a pub and nursery. The village itself is surrounded by unspoilt countryside and there is ready access for walkers to the nearby Lyth Hill. A good range of schools are available on the western outskirts of Shrewsbury together with the Meole Brace retail park which includes a Sainsburys supermarket. Commuters are also well placed for access to the main A5 which links east through to the M54 motorway and Telford or alternatively north to Oswestry. Shrewsbury town centre itself offers an excellent and varied range of shops, restaurants, social facilities and a sixth form college.

## PROPERTY

2 The Oaks is a spacious detached family home offering a generous and flexible living environment, set in a highly convenient and popular rural location. The property provides well-proportioned accommodation throughout, ideally suited to modern family living.

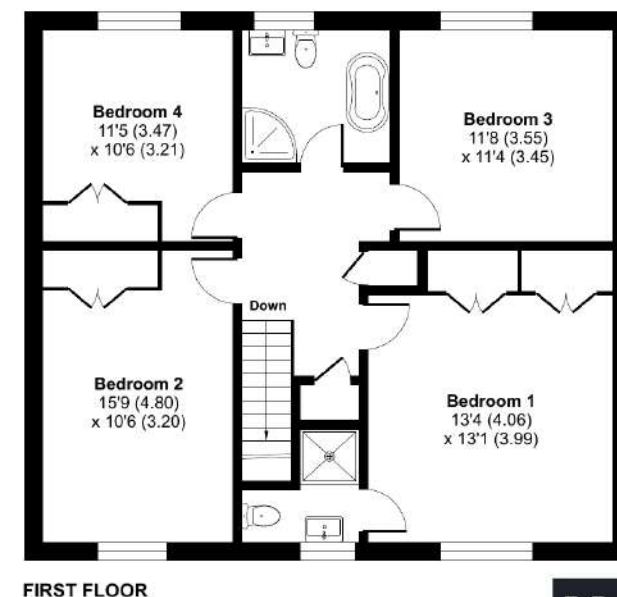
The ground floor features a welcoming reception hall leading to a spacious living room with fireplace and double doors flowing through to a separate dining room. From here, access is provided to a generous conservatory, which opens directly onto the delightful and extensive rear gardens.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1384013

The breakfast kitchen is fitted with a range of units and appliances and enjoys pleasant views over the gardens. A useful utility room and a guest WC complete the ground floor.

Approximate Area = 1662 sq ft / 154.4 sq m  
Garage = 182 sq ft / 16.9 sq m  
Total = 1844 sq ft / 171.3 sq m  
For identification only - Not to scale



To the first floor are four sizeable bedrooms. The principal bedroom benefits from a range of built-in wardrobes and an en-suite shower room, while the remaining three bedrooms are served by the modern family bathroom, which includes a free-standing bath and separate shower cubicle.



## OUTSIDE

Outside, the property enjoys a generous driveway with parking for numerous vehicles and an integral garage. The gardens are a true feature of the home. Predominantly positioned to the rear, a large patio sun terrace—flanked by established raised shrubbery beds—sits adjacent to the conservatory and provides an excellent space for outdoor entertaining and al fresco dining. Beyond, impressive sweeping lawns extend towards a raised area with additional beds and seating spots, offering a wonderful setting from which to appreciate the peaceful surroundings.



## 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, electricity, gas and drainage. None of these services have been tested.

### LOCAL AUTHORITY

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

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – E



### 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.







