



# OAKLANDS

NOOK LANE | WESTON | SY45LP





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NOOK LANE | WESTON | SY14 5LP

Prees 3 miles | Wem 7.2 | Whitchurch 7.3 miles | Shrewsbury 14 miles | Birmingham 51 miles  
(all mileages are approximate)

A WONDERFUL DETACHED DOUBLE FRONTED FAMILY HOME WITH  
LARGE GARDENS, LAND, EQUESTRIAN ARENA, OUTBUILDINGS AND  
LAND TO JUST UNDER 3 ACRES.

Detached Country House  
Land to Just Under 3 Acres  
Utility, W.C, Three Bedrooms, Bathroom  
Views Over the Land and Countryside  
Range Of Outbuildings, Stable, Office



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Oaklands is a wonderful, detached family home set in its own grounds of just under 3 acres. The property is a charming detached double fronted home.

It has an entrance hall, family room, living room. There is a spacious and recently fitted breakfast kitchen and dining area. Off the kitchen is a side entrance porch that leads to the laundry room & W.C. To the first floor are three bedrooms and a modern bathroom suite.

There is a drive suitable for a number of cars and a gate that leads to the equine facilities. There is a gym/office, hay store, tack room, chicken coop, wood stores and machinery store.

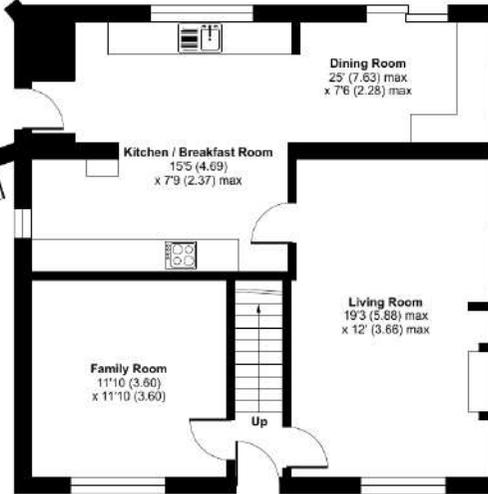
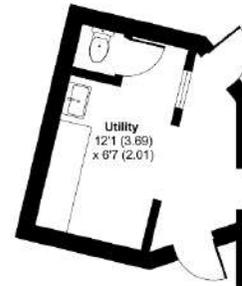
## SITUATION

The property is located approximately 3 miles from the village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well-respected primary school in Prees and Lower Heath.

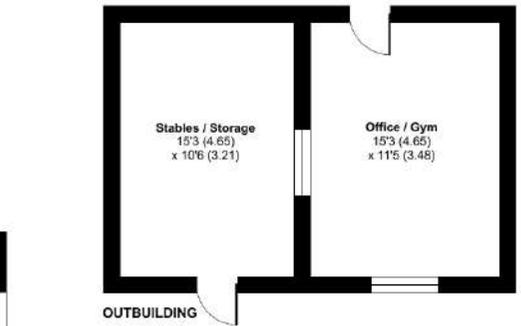
The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the South.

## PROPERTY

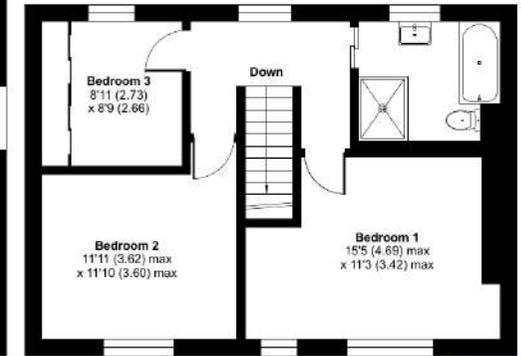
Oaklands is a charming, detached family home that measures 1,722ft<sup>2</sup> and is well presented. The accommodation comprises a timber framed porch, front door that opens into the entrance hall with feature quarry tiled floor, family room to the front with window, living room with feature fireplace with multi fuel stove and windows to the front and side.



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Approximate Area = 1415 sq ft / 131.4 sq m  
Outbuildings = 335 sq ft / 31.1 sq m  
Total = 1750 sq ft / 162.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1418372

To the rear is a recently re furnished breakfast kitchen with wide range of cupboards, work tops and large central island with breakfast bar. There is a window to the side and to the rear that overlooks the gardens and land. The kitchen also has a dining area with bench seating which has storage beneath. There is a window to the side and sliding patio doors to the rear. There is a covered side entrance lobby off the kitchen which links to the utility room with laundry facilities which also has a cloaks area with W.C.

The stairs ascend from the hall to the first floor where there is a window overlooking the land to the rear and adjoining countryside. There are two double bedrooms to the front of the house with a very pleasant view over the gardens and surrounding land and a single bedroom to the rear with fitted wardrobes and window overlooking the gardens and land. The modern bathroom comprises a free-standing bath, large separate walk-in shower, low flush W.C and wash hand basin.





## GARDENS AND OUTBUILDINGS

The property is accessed off Nook Lane to a drive suitable for a number of cars. There are newly constructed timber framed log, bike and bin stores adjacent to the drive. The outbuilding comprises a gym / office which has power and lighting, machinery store, hay / tack room and to the rear of it is a chicken coop.

There are gardens to the front, side and rear of the property laid to lawn and having seating areas to the rear that overlook the gardens and land. There are also views up to the Folly's at Hawkstone.

## LAND

The property has a large paddock to the rear of the property ideally suited for a few horses or other grazing animals. There is a newly built timber framed field shelter and adjacent to the land, an all-weather arena.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep., Packwood Haugh, and Adcote School for Girls.

## 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

Mains water and electricity are understood to be connected. Drainage is to a septic tank with field drain soakaway. Heating is via an LPG fired boiler to the radiators and there is underfloor heating in the orangery.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – E

## DIRECTIONS

What3Words ///followers.novelists.photos

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 7 miles and turn left into Nook Lane. Follow the lane to the T junction and turn left and the property can be found on the right hand side after about 400 metres.



## 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 or not.

## 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 or hedges.

## 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.



