



# WHITE HOUSE FARM

MIDDLETON | OSWESTRY | SY11 4LT









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Oswestry 2.5 miles | Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles  
(all mileages are approximate)

A SUBSTANTIAL 5/6 BEDROOM LINK-DETACHED COUNTRY PROPERTY  
BOASTING GENEROUSLY PROPORTIONED ACCOMMODATION, A  
QUADRUPLE GARAGE, & LAND EXTENDING TO AROUND 3.84 ACRES

5/6 Bedroom Country Property  
Versatile Games Room  
Scope for Modernisation  
Land ext to approx 3.84 acres  
Semi-Rural Location



**Oswestry Office**

20 Church Street, Oswestry, Shropshire,  
SY11 2SP

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**E:** [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

White House Farm is a substantial and versatile 5/6 bedroom semi-detached country property occupies a generous plot of approximately 3.84 acres and enjoys a peaceful yet accessible rural setting in the hamlet of Middleton, near Oswestry.

The property offers an increasingly rare opportunity to acquire a characterful and generously proportioned country home with land, offering scope for further enhancement and personalisation, all within easy reach of Oswestry and surrounding amenities.

## SITUATION

The property occupies a charming rural position in the small hamlet of Middleton on the fringe of the thriving town of Oswestry, which offers shopping and leisure facilities. There are a number of country lanes leading away from the property providing some lovely walks.

Commuters will find that the property is well placed for easy access to the A5 which gives access south beyond Oswestry to Shrewsbury and Telford or north to Wrexham, Chester and beyond. Gobowen Railway Station is approx. 3 miles away giving access to mainline routes for commuters.

## PROPERTY

The property is entered via a covered porch into a welcoming entrance hall with tiled flooring and an exposed staircase, with a cloakroom just off the hallway.

To the front is a snug/family room with parquet flooring and an open fireplace, leading into a spacious lounge featuring patio doors to the garden and an Aga multi-fuel burner set within an inglenook. The dining room connects to the kitchen via a serving hatch. The kitchen itself includes a range of fitted units, Rangemaster cooker, and a stable-style rear door, with an adjoining utility/boot room providing further storage, sink unit,



and external access, including an EV charging point.

A large games room with exposed beams and its own staircase leads to a side entrance lobby, a second cloakroom, and a conservatory overlooking the gardens.

Upstairs are six bedrooms (five doubles and a single/study). The master bedroom enjoys far-reaching countryside views and fitted wardrobes,

while bedroom two has its own en-suite. A family bathroom with bath, separate shower, WC, and basin completes the accommodation.

The layout and footprint of White House Farm lend themselves perfectly to multi-generational living, working from home, or further reconfiguration, subject to any necessary consents.





## GARDENS

A particularly notable feature of the property and enjoying a desirable south/southwest aspect whilst currently comprising an expanse of lawn alongside a number of well stocked and established floral herbaceous and shrubbery beds, with an attractive paved patio area representing an ideal outdoor space for dining and entertaining. Further to the south, a productive cottage garden houses a number of vegetable beds, chicken coop, and greenhouse (approx. 5'x 3'), along with a timber garden storage shed.

## QUADRUPLE GARAGE/STORE

This substantial outbuilding features two double-width "up and over" doors, a concrete floor, rear-facing windows, painted brick walls, and both power and lighting. Timber stairs provide access to a useful first-floor storage area. Versatile in nature, the building is well suited for vehicle or general storage but also presents excellent potential for conversion (subject to the necessary consents). Solar electric and thermal panels are mounted on the roof and are owned outright, offering long-term energy savings.

The property is further complimented by a paddock with access directly off the driveway and ideal for the grazing of horses or ponies, whilst containing a versatile outbuilding (approx. 5m x 9m) which could be utilised for stabling.



## SCHOOLING

White House Farm is well placed for access to a range of highly regarded state and independent schools.

Within a short drive are Oswestry School, Moreton Hall, The Marches Academy, and Ellesmere College, along with further options in Shrewsbury including Shrewsbury School, Shrewsbury High School, and Prestfelde Prep.

## 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

The property is understood to be served by mains water and electricity. Drainage is to a private system and the heating is via Air Source heat pump.

## LOCAL AUTHORITY

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

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – E.

## EPC

Rating - D.



## DIRECTIONS

What3Words/// character.contacts.wharfs

From Oswestry, head towards Church Street, then turn left onto Lower Brook Street. Continue onto Victoria

Road and turn right onto Shrewsbury Road. At the roundabout, take the first exit onto College Road and follow it before turning right onto Hazel Grove. Take the first left onto Llys Road, then turn right onto Wilfred Owen Road. Continue to Middleton Road, turning right, then take the first left to stay on Middleton Road where the property will be found.

## 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.





Site Area: 3.84 acres  
 0m 50m



**NOTES**  
 Any discrepancies found should be immediately communicated to the designer for further consideration. Any boundaries shown on the drawing are indicative only and should not be used to signify ownership.  
 DO NOT SCALE FROM THIS DRAWING.  
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Rev	Comments	Drawn	Date
Agent			
<b>Halls Holdings Ltd</b> <b>Halls Holdings House</b> <b>Bowman Way</b> <b>Battlefield</b> <b>Shrewsbury</b> <b>SY4 3DR</b> Tel: 01743 450700 Fax: 01743 443759 web: www.hallsgb.com			
Project			
<b>Land Registry Compliant Plan</b>			
Site Address			
<b>White House Farm,</b> <b>Middleton, Oswestry,</b> <b>SY11 4LT</b>			
Client			
<b>Mr &amp; Mrs Johnson</b>			
Contact			
<b>Jack Roberts</b> jackr@hallsgb.com			
Title			
<b>Location Plan</b>			
Drawn by			
<b>Jack Neale</b> jneale@hallsgb.com			
Status			
<b>Land Registry</b>			
Scale	Date		
1:1250@A3	29.10.2024		
Dwg. No.	Rev.		
12507 - 001	-		



