

# 4 Ashmore Grove

Gobowen, Oswestry, Shropshire



## A wonderful brand-new detached home boasting generous ground floor accommodation and private rear garden.

4 Ashmore Grove forms part of a select development of stunning homes nestled within a popular north Shropshire village close to the historic market town of Oswestry. This fabulous property offers flexible living space throughout including two ground floors bedrooms both of which have their own en suites.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**COUNTRY VILLAGE**



**1,778 SQ FT**



**GUIDE PRICE  
£585,000**



### The property

This highly attractive home of around 1,778 square feet, provides three fabulous bedrooms and a wealth of beautifully presented living space over two floors. The property features handsome brick elevations with an attractive traditional storm porch while inside there are stylish modern fittings including air source heating combined with understated natural décor to create a thoroughly pleasant and comfortable living space.

The welcoming entrance hall has a porcelain tiled floor and cloakroom, an attractive staircase leads to the first-floor landing, doors lead to the wonderful kitchen/dining/family room, sitting room and bedrooms three and four. The well-equipped bespoke kitchen supplied by Millard & Lancaster has integrated appliances and offers wall and floor units with granite work surfaces and separate island incorporating a breakfast bar, there are double opening doors leading to the generous rear patio which is ideal for alfresco dining. The porcelain tiled flooring flows from the entrance hall through to the open plan kitchen/family room and utility room. The airy sitting room has an

attractive feature fireplace and double opening doors to the garden, there are pocket doors to the kitchen. There are two bedrooms positioned on the ground floor both of which have their own en suites as well as a separate utility room which has a door to the garden.

The wonderful principal suite is the only bedroom on the first floor and boasts a modern ensuite and fitted wardrobe. The spacious first floor landing would be an ideal study/reading area.

### Outside

The generous garden has an ample paved patio, there is power and courtesy lighting; a pathway gives side access to the front garden and garage with power & light and gravelled driveway for several cars.



## Location

The village of Gobowen is surrounded by quintessentially English countryside and boasts a plethora of local amenities including shops, primary school and public houses - the active All Saints village hall holds several events throughout the year.

There is an abundance of fabulous walks on the doorstep as well as numerous sporting pursuits which include regular meetings at Bangor-on-Dee racecourse, popular golf club at Oswestry as well as Lion Quays Gym and Spa.

The vibrant market town of Oswestry is about 3 miles away, within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets and additional leisure facilities. Oswestry has several restaurants and public houses and every year plays host to a popular food & drink festival.

There are several well-regarded schools in the area, including the independent Oswestry School and Moreton Hall.

Gobowen train station offers good connecting links north to the historic cities of Chester and Manchester and south to the vibrant county town of Shrewsbury & London, for frequent air travelers there are airports at Birmingham International, Manchester & Liverpool. The A5 gives access to the nearby M54 link providing convenient access to the Midlands motorway network and regional hubs.

## Location

Post Code SY11 3FX

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## Distances

- Oswestry 3 miles
- Wrexham 13 miles
- Shrewsbury 18 miles
- Chester 24 miles
- Aberdovey 61 miles

## Nearby Stations

- Gobowen
- Shrewsbury

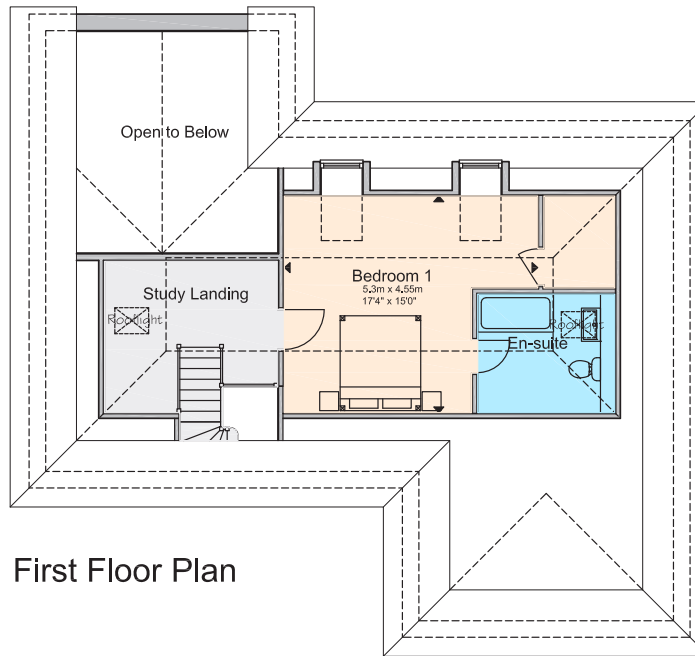
## Key Locations

- Whittington Castle
- Oswestry Leisure Centre
- Cae Glas Park
- River Severn
- Chirk Castle (National Trust)
- Erddig (National Trust)
- British Iron Works Centre
- Oswestry Golf Club
- Bangor-on-Dee Racecourse
- Lion Quays Gym and Spa

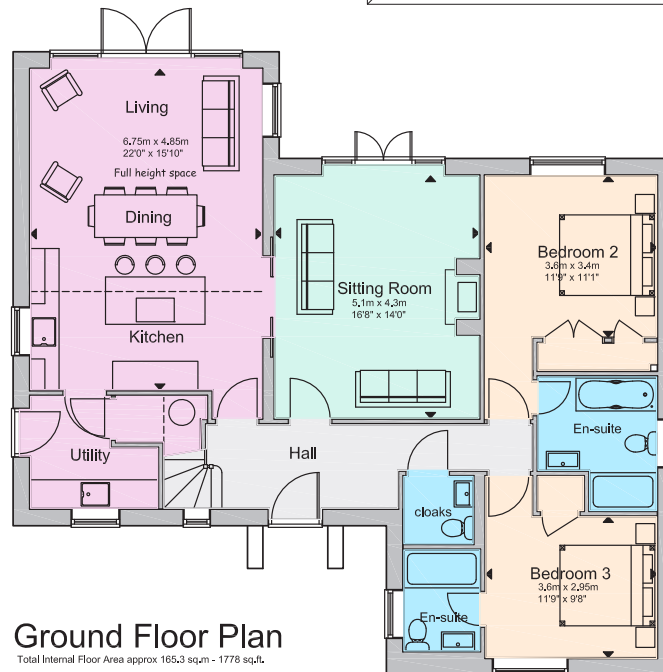
## Nearby Schools

- Oswestry School
- Marches School
- Ellesmere College
- Moreton Hall
- Packwood Haugh Prep
- Prestfelde Prep
- Adcote School for Girls
- Shrewsbury School
- Shrewsbury High School for Girls
- Gobowen Primary School





First Floor Plan



Ground Floor Plan

Total Internal Floor Area approx 165.3 sqm - 1778 sq.ft.

## Floorplans

House internal area 1,778 sq ft (165 sq m)  
For identification purposes only.

## General

**Local Authority:** Shropshire County Council

**Services:** Air source heating, mains water and electric, mains foul drainage via pumping station.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Unallocated

**EPC Rating:** B (Predicted)

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Warranty:** Professional Consultants Certificate - 6 years.

**Agents Notes:** There will be a management charge per dwelling to contribute to the communal areas/services including the unadopted road and pumping station - please consult with your solicitor for verification. Please note internal images are of plot 13

