



Extended Detached Country Cottage

Large Garden

Walking Distance Of Pub/Village Amenities

3 Reception Rooms & 4 Bedrooms

All Round Rural Views

Requires Modernisation

Oakfields New Street Lane
Calverhall, Nr Whitchurch SY13 4PJ

Offers in The Region Of £375,000



For many, this will be their 'forever home' - a detached country cottage, surrounded by fields with far reaching rural views and yet only about a quarter of a mile from village amenities, including a village hall, sports club and 'The Olde Jack' public house!

According to Wikipedia, 'the village of Calverhall boasts active sports and social groups, including cricket, tennis, bowls and a snooker/pool/recreation club, a much used village hall which caters for everything from local W.I. meetings, youth club nights and even touring local theatre groups - in fact, all in all, it has more than some much larger villages'.

The property itself was originally two cottages converted into one and is believed to have been extended in the 1990's. It includes 3 downstairs reception rooms, along with 4 upstairs bedrooms and occupies a generous plot with large gardens to the front and sides and sufficient room to park several vehicles on the long driveway.

You may feel as though you are miles from anywhere, whereas in reality it lies just a few miles from Whitchurch which offers a far greater range of shops, schools, doctors, dentists, recreational sports facilities and a railway station.

If you feel that this is too good to be true, you may find yourselves asking 'what is the catch?'

In essence, it needs modernisation and improvement throughout to bring it into the twenty first century and thus realise its full potential.

In summary, if you wish to live in a true English village with a sense of belonging in the community, then this could very well be the property for you.

The cottage is offered with the benefit of having NO ONWARD CHAIN.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Covered Porch

Quarry tiled floor and built-in store.

Entrance Hall 9' 5" x 6' 9" (2.87m x 2.06m)

Radiator.

Cloakroom 6' 10" x 3' 5" (2.08m x 1.04m)

Wash hand basin and low level WC.

Sitting Room 20' 10" x 11' 6" (6.35m x 3.50m)

Brick fireplace with open grate on quarry tiled floor, corniced ceiling, built-in cupboard and slim line electric night storage heater.

Open Plan Dining Room/Snug comprising : -

Dining Room 13' 0" x 11' 2" (3.96m x 3.40m)

Brick fireplace, radiator and staircase to first floor.

Snug 10' 10" x 9' 5" (3.30m x 2.87m)

Door to garden.

Open Plan Kitchen/Breakfast Room comprising:-

Breakfast Room 11' 8" x 10' 7" (3.55m x 3.22m)

Pine panelled walls, radiator, RAYBURN range cooker with hotplates and ovens below, built-in cupboard and radiator. Leads to: -

Kitchen 12' 1" x 7' 0" (3.68m x 2.13m)

Stainless steel sink and drainer inset in base unit with drawers and cupboards below, further base units and wall cupboards. Quarry tiled floor.

FIRST FLOOR

Landing 25' 1" x 3' 1" (7.64m x 0.94m)

Radiator.

Bedroom 1 12' 5" x 10' 4" (3.78m x 3.15m)

Double-door built-in wardrobe.

Bedroom 2 12' 1" x 7' 5" (3.68m x 2.26m)

Bedroom 3 10' 5" x 7' 10" (3.17m x 2.39m)

Bedroom 4 9' 6" x 6' 11" (2.89m x 2.11m)

Radiator and 2 built-in eaves storage cupboards.

Bathroom 9' 6" x 7' 4" (2.89m x 2.23m)

Panelled bath, bidet, wash hand basin in vanity unit, corner shower cubicle with electric shower unit, part tiled walls, electric wall heater, radiator and airing cupboard with insulated hot water .

Separate WC 6' 4" x 3' 3" (1.93m x 0.99m)

Close coupled WC.

OUTSIDE

Tarmac and block paved driveway lead to the timber garage and office with lights and power.

Timber framed greenhouse and large lawned gardens to the front and side.

Services

Mains water and electricity. Septic tank drainage.

Tenure

Freehold.

Council Tax

Shropshire Council - Tax Band D

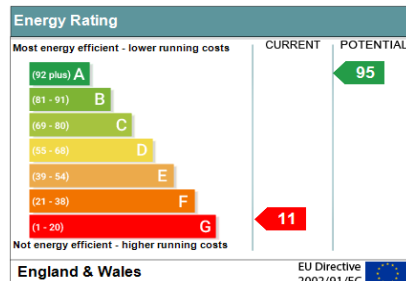


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch, proceed out of town along Station Road and continue until reaching the roundabout. Turn right (second exit) onto the bypass and continue to the next roundabout. Turn left (first exit), signposted for Ash, Calverhall and Ightfield and continue for about 1.4 miles to Ash Village Hall. Proceed through the village of Ash Magna and then on to the small Hamlet of Ash Parva. Follow the country lane through Ightfield and then on for about a mile into Calverhall, turning left at The Old Jack Inn public house, following the lane out of the village for about a quarter of a mile and Oakfields is located on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: Oakfields, New Street Lane, Calverhall, WHITCHURCH, SY1...
RRN: 7300-8793-0222-2200-3273



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