



AN IMPRESSIVE COUNTRY HOUSE

OAKHURST HALL, OAKHURST ROAD, OSWESTRY, SHROPSHIRE SY10 7BZ

Freehold

savills

**A SUBSTANTIAL COUNTRY HOUSE,
CURRENTLY IN TWO PARTS, OFFERING
GREAT POTENTIAL TO RETURN TO A
PRIVATE DWELLING**

**OAKHURST HALL, OAKHURST ROAD, OSWESTRY,
SHROPSHIRE SY10 7BZ**

Freehold

12,405 square foot split into main hall and private wing ♦
cellars ♦ Triple garage ♦ Large gardens with terrace ♦
Garden store ♦ Wonderful views ♦ In all approximateley 6.98
acres ♦ EPC rating = F

Situation

Oakhurst Hall is situated on the edge of the ancient market town of Oswestry which has a range of shops, amenities and schools. There are a wider selection of amenities in Chester and Shrewsbury.

There are a number of historical sites including Oswestry Hill Fort, The Old Racecourse, Oswestry Castle, The Old Grammar School, The Cambrian Railway and Offa's Dyke.

The area is well served by a number of respected independent and state schools including Moreton Hall, Oswestry School, Ellesmere College, Packwood Haugh prep school, Adcote School, The Marches school along with Chester and Shrewsbury schools.

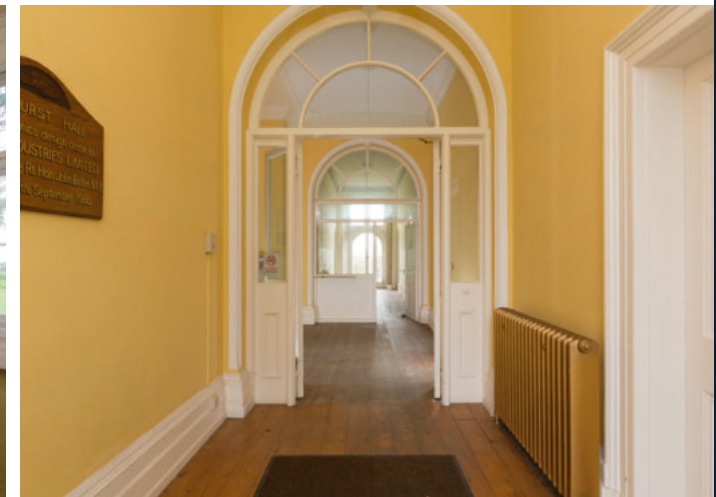
Oswestry is well placed for commuting to the West Midlands conurbation and also the North and West. Gobowen rail station, 3 miles from Oakhurst Hall, provides services to Chester and Shrewsbury with connections, for example, to London and other main centres.

Description

Mount Sion originally stood on the site where Oakhurst Hall now stands. It was later demolished and Oakhurst Hall was built in about 1854 by the Venables family.

The family of Venables, originally of Cheshire, became connected with Oswestry in the 18th century; and one branch resided at Woodhill. Oakhurst Hall was owned by the Venables family until 1946 when it was sold to Shropshire County Council.

In 1948 the hall became the boarding house for the Oswestry Girl's High School, for the children of military personnel living abroad. The present



owners converted and renovated Oakhurst Hall in 1986 to create a private residence and separate commercial premises.

The current owners live in part of the hall with the main body which was, until recently, used for their business. We have spoken with Shropshire Council who, in principle, would not be averse to Oakhurst Hall being returned entirely to a private dwelling, residential subdivision or commercial use.

Oakhurst Hall is an imposing property built of Ashlar Stone set in a wonderful position offering privacy with wonderful views. The property is approached via a long tarmac drive, which the new owner will have right of access up to entrance gates. There is a large parking area in front of the house.

The principal residential wing links to the main Hall and has an excellent balance of formal and informal rooms, ideally suited for formal and everyday living. Double doors open into the conservatory with marble tiles. The impressive entrance hall has oak flooring with a solid oak and Mahogany central staircase rising to the first floor. The dining room has fantastic views along with decorative cornicing and double doors opening onto the terrace.

The drawing room has decorative cornicing and a central ceiling rose, gas fire with marble surround and a double casement mullioned window with seat, to take in the views beyond. There is a further sitting room with a multifuel Clearview stove.

The kitchen has underfloor heating, a central island with granite worktops, large units, integrated fridge freezer, Britannia range with a gas hob and electric oven. A door leads out onto the terrace and decking area.

There is a utility room, store with WC, boot room and a gym with access onto the rear courtyard and further store. This also links to the main hall.

On the first floor is the master suite, which can be closed off, a door leads onto a Juliette balcony and wonderful views over Oswestry Hill Fort. There is an en-suite with a roll top bath and separate shower.

There is a family bathroom with a shower and a further 4 good sized double bedrooms (1 en-suite shower), including the potential for a further large master suite.

The Hall requires renovation in places. Having been used as offices for approximately 30 years. The main essence and original features of the house very much remain including the decorative cornicing, original deep cornice, sash and casement windows with original Victorian shutters, original fireplaces, dentil cornice with ornate lower plaster work and an elegant staircase rising to the first floor.

All the rooms are of good proportions with high ceilings and a majority have views over the parkland beyond and Oswestry Hill Fort.

The formal gardens are predominantly laid out to the rear of the property which includes a terrace and decking area which leads down to the secluded formal gardens, mainly laid to lawn, flanked by stone walling and shrubbed borders.

A yew hedge discreetly divides the private garden from the main gardens.



Within the grounds is a former grass tennis court landscaped into the gardens and below, a coppice mainly with oak trees, some cherry and a rhododendron under story with large ornamental pool.

A feature of the gardens is a laurel hedge in circular style with a pine carved tree statue. A triple garage with electric up and over doors has been recently built.

Directions:

From the A5 take the B4579 signposted Oswestry, continue until reaching a bridge with the Cemetery on your left where the road forks, take the left fork past the police station (on the right). On reaching a set of traffic lights continue straight taking the first turning on the right signposted Welsh Walls. Continue on this road, past the back of St Oswald's Church (on your right) bearing right before reaching a junction. Turn left and continue on this road before turning right onto Oakhurst Road, signposted Selattyn. Continue for approximately just over half a mile, before turning right into the driveway for Oakhurst Hall.

A right of access will be granted over the main driveway up to the gated access.

The property is to be offered for sale by private treaty.

Fixtures & Fittings: All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these sales particulars.

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned within these particulars or not.

Photographs taken in 2016 and 2018
Brochure prepared 2018

Tenure:

Freehold

Local Authority:

Shropshire

Outgoings:

Wing Band B. Rateable value of hall- £11,500 (as of 2016)

Viewing:

Strictly by appointment with Savills

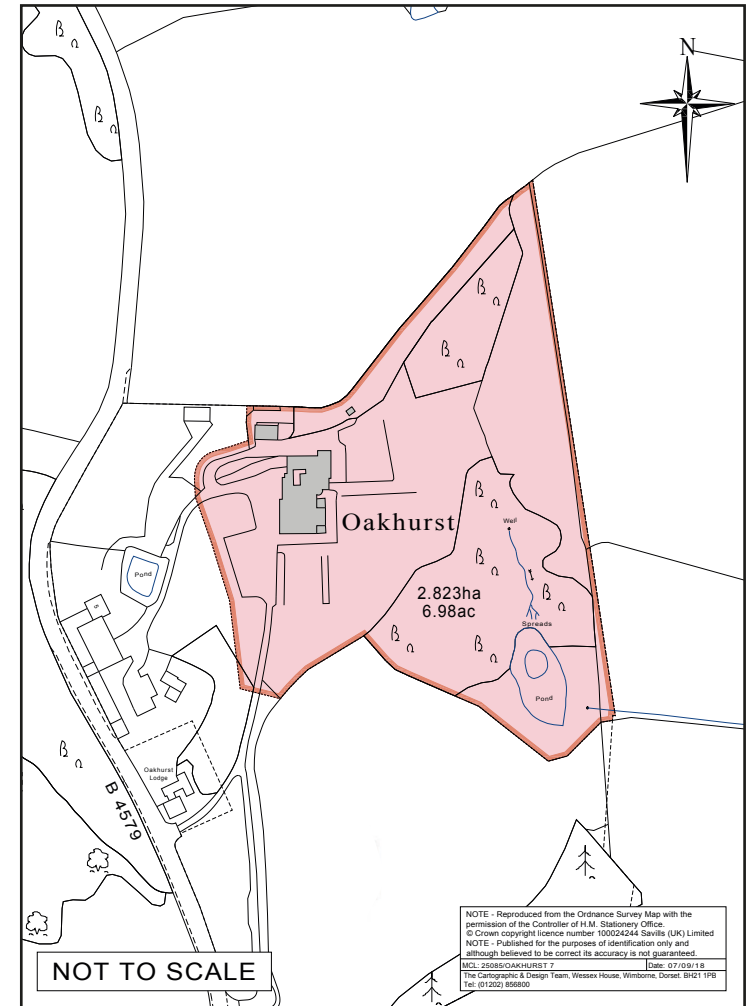




Oakhurst Hall, Oswestry

Gross Internal Area (approx)
 House = 1152.5 sq. m (12405 sq. ft.)(Excluding Yard)
 Cellar = 193.0 sq. m (2077 sq. ft.)
 Garage = 51.7 sq. m (556 sq. ft.)
 Garden Store = 18.9 sq. m (203 sq. ft.)

For identification only. Not to scale.
 Plan by Cloudbase Photography.



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 MGL: 25085/0AKHURST 7 Date: 07/09/18
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NOT TO SCALE

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