



Wythen Park, Morda

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The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Wythen Park, Morda.

Wythen Park and Morda

Wythen Park, Morda offers a wide choice of homes in a delightful rural village just south of the pretty market town of Oswestry. Located in the wild borderlands between England and Wales, Morda seems a uniquely peaceful place. Yet despite the sparsely populated hills and valleys that stretch westwards from the village, it is far from isolated, with the bustling market town of Oswestry just two miles to the north. Here you'll find an excellent choice of independently owned shops and traditional pubs, major retailers and smart café-bars.

This is life as it should be, where work seems a world away, swallowed up by the vast beauty of the countryside when you come home. This is the place to raise a family and raise your standard of living. This is the place to breathe and appreciate the things that really matter in life.

Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

The beauty of the borders

Morda lies amidst some of the most beautiful countryside, enjoying all the peace and quiet and gentle pace of life that goes with it. Yet with Oswestry just two miles away and Shrewsbury beyond, there's plenty to keep you entertained when the mood takes you. Here's a quick guide to all the essentials, with everything you need to make you feel at home here from day one.

Going Out

The Minors Arms is the centre of Morda's social life and there's plenty more welcoming local hostelries in the surrounding villages, all offering a range of fine ales and good food. Plus, of course, you can always venture out to Oswestry for a wide choice of pubs and restaurants. Here are a couple of local restaurants you might like to try:

Raj Mahal
26 Leg Street, Oswestry SY11 2NN
Tel: 01691 652566

China Palace
81 Beatrice Street, Oswestry SY11 1HL
Tel: 01691 671931

Sport and Leisure

The local countryside is almost a leisure centre in itself, with walking, climbing and much more on offer all round you. For a range of indoor sports, visit Oswestry Leisure Centre or the many facilities of Shrewsbury. Golfers can practice their swing at the nearby Mile End Golf Club.

Shopping

For all those little essentials, the Co-op convenience store on the edge of Oswestry is just over a mile from Wythen Park. Continue on into Oswestry and you'll find so much more, including the biggest weekly market in Shropshire, with a farmers market,

held on the last Friday of the month. For a weekend shopping trip, the Darwin and Pride Hill Centres in Shrewsbury have all the big names plus a wide selection of speciality shops.

Something Different

For a day out with a difference, visit Park Hall Countryside Experience, a 130 acre Victorian farm, which features animals large and small. Alternatively, the area's turbulent history has left it scattered with fascinating castles to explore.

Transport

Wythen Park lies just a short drive from Oswestry, where the A5, A483 and A495 converge, providing access across the border country and beyond. Shrewsbury, just 20 miles away, offers coach and rail connections across the country.

Healthcare

Dentist
Haigh & Thomas Dental Surgeons
3 Lower Brook St, Oswestry SY11 2HG
Tel: 01691 653074

Doctor
I F Rummens, Cae Glas Doctors Surgery
34 Church Street, Oswestry SY11 2SP
Tel: 01691 652929



Wythen Park

Trefonen Road, Morda, Oswestry Shropshire SY10 9PX

Call: 01691 680127



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June 2009 (22113)

Elan Homes - Northern

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Specification

Wythen Park Specification

Regency
Sovereign

Kitchen

Choice of quality fitted kitchen with laminate worktop and upstands	✓	✓
Built-in single electric oven	✓	✗
Built-in double electric oven	✗	✓
Gas hob and canopy style cooker hood in stainless steel	✓	✓
Integrated dishwasher	✗	✓
Plumbing for washing machine	✓	✓
Floor tiling to kitchen	✗	✓

Bathroom and En-suite

Contemporary white bathroom suite with chrome taps	✓	✓
Thermostatically controlled shower (selected housetypes only)	✓	✓
Choice of wall tiling to bathroom and en-suite*	✓	✓
En-suite to master bedroom	✓	✓
Vanity unit with mirrors to bathroom*	✗	✓

General

White painted interior doors with chrome furniture	✓	✓
Downstairs cloakroom	✓	✓
Magnolia finish to all walls	✓	✓
Coving to specified rooms	✓	✓
Smooth finish to all ceilings	✓	✓
Recessed spot lights to specified rooms	✓	✓
PVCu low maintenance fascia boards	✓	✓
External cold water tap	✗	✓
Turfing or landscaping to front garden only*	✓	✓

Electrical

TV point to lounge	✓	✓
TV point to master bedroom	✓	✓
Telephone point to lounge/hall	✓	✓
Shaver socket to en-suite*	✓	✓

Energy Saving Features

PVCu double glazed sealed units with adjustable ventilators to windows	✓	✓
Gas central heating	✓	✓

Safety and Security

High security patio/French doors with lockable handles to windows*	✓	✓
Interconnected smoke detectors*	✓	✓
Electronic burglar alarm system	✗	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC Warranty	✓	✓

Key

✓ Standard

✗ Not available

* Where applicable

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications, as necessary and without notice. This does not constitute or form any part of a contract or sale.