





Situated in Stubwood, Staffordshire, this extended and much improved detached cottage stands on a 0.25 acre plot with expansive views stretching out over open fields and agricultural landscapes, offering a captivating panorama. A principal bedroom balcony and decked patio showcase the views to its optimum.

Inside, you are welcomed by a spacious open-plan living area that seamlessly combines three reception rooms and kitchen. The layout is designed to maximize both comfort and versatility, with ample space for intimate family gatherings or larger social occasions. Sunlight floods through large windows, illuminating the interiors and creating a warm and inviting atmosphere.

One of the distinctive features of this cottage is its annex-style rear extension, thoughtfully designed to potentially cater for a dependant relative seeking ground floor living. Completing the ensemble is a reception hallway with glass roof and attached double garage. Solar panels are situated to the south side of the roof space, allowing for more affordable living.

Viewings on the home are only by appointment only.  
Contact Abode on 01889 567777 to view.



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SALES & LETTINGS

### Entrance Hall

With a composite double glazed front entry door leading into with adjoining UPVC double glazed windows, UPVC double glazed French doors, leading to the rear patio, spotlight ceiling, double glazed glass lantern to ceiling, complementary tiled flooring throughout with underfloor heating. Internal doors leads to the open plan area and garage. Doors lead to:

### Open Plan Area

Across the rear elevation the property has been comprehensively remodeled to create an open plan living space. Situated to the rear are UPVC double glazed bi-folding doors and a further PVC double glazed floor to ceiling window; creating ample natural light coming to the south west facing gardens. Openings lead to:

### Kitchen

Featuring a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces and complementary tiling to both floor and wall coverings, UPVC double glazed Velux window ceiling. The kitchen features a range of integrated appliances, including an Aga oven and grill with matching extractor hood, ceramic sink with chrome spray mixer tap, space for further freestanding appliances and white goods, spotlighting to ceiling, smoke alarm, integrated dishwasher and pull out larder cupboards. Internal door leads to:

### Dining Area

With a UPVC double glazed bow window to the front elevation, central heating radiator, telephone point, built-in storage cupboards, the focal point of the room being the cast-iron multi fuel back to back log burner and antique marble fire surround.

### Lounge Area

With a UPVC double glazed bow window to the front elevation, oak flooring, central heating radiator, telephone point, the focal point of the room being the cast-iron multi fuel back to back log burner, panelling to wall coverings, wall lighting and TV aerial point.

### Original Entry

With a composite front entry door leading into, staircase rising to the first floor landing with overhead storage space where the electric meter is located, smoke alarm, internal doors lead to:

### Study

With the UPVC double glazed bow window to the front elevation, central heating radiator and built-in storage, space and shelving.



### Utility Room

With UPVC double glazed French doors leading to the patio, central heating radiator, complementary tiled flooring throughout, spotlighting to ceiling, matching base and eye level storage cupboards, with marble effect composite worktops and tiled backing, composite sink and drainer with mixer tap and plumbing space for freestanding under counter white goods, internal doors lead to:

### Ground Floor Bedroom/Lounge

A room which offers a multitude of purposes to the discerning buyer, currently utilised as a bedroom with living space. The room comprises of UPVC double glazed French doors leading to the patio, a UPVC double glazed window to the rear elevation, central heating radiator, space for freestanding wardrobes, TV aerial point and telephone point. The room is perfectly set up to utilise as a ground floor Annex for a dependent relative.







### Ground Floor Shower Room

Featuring a three-piece shower room suite, comprising of low-level WC, vanity wash hand basin with mixer chrome tap, corner shower cubicle with electric shower over, complementary travertine tiling to both floor and wall coverings, chrome heated towel, radiator, spotlighting to ceiling and extractor fan.

### Landing

With 2x UPVC double glazing windows to the side and rear elevations, book shelving, double doors lead to a useful walk in utility/storage area, central heating radiator and internal doors leading to:

### Master Bedroom

With 2x UPVC double glazed windows to the side elevation, UPVC double glazed French doors leading to the balcony with wrought iron fencing, a further UPVC double glazed unit to the rear elevation overlooks far reaching field views of open aspects and pasturefields, there is further storage and central heating radiator, TV aerial point and spotlighting to ceiling.



### En-suite

Featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash, hand basin with chrome mixer tap, double shower cubicle with complementary tiling linked both floor and wall coverings, Milano Windsor chrome heated towel radiator, shaving point and spotlighting to ceiling

### Bedroom Two

With 2x UPVC double glazed windows to rear and side elevations. The rear aspect overlooks wonderful far reaching views over open agricultural aspects, the room has a central heating radiator and TV aerial point.

### Bedroom Three

With 3x UPVC double glazed windows to front and side elevations, overhead storage space, central heating radiator and access into loft space via loft hatch.

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator and smoke alarm.



### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece family, bathroom suite, comprising of low-level WC with continental flush, corner bath units with chrome shower head attachment, His and Her sink units with travertine tiling to both floor and wall coverings, enclosed shower unit with a further double glazed frosted window to the front elevation, access to loft space via loft hatch and a Milano Windsor chrome heated towel radiator.

### Garage

With two electric up and over doors to the front elevation and internal door leads to the entrance hall

### Outside

Upon approach, the eye-catching feature of off-road parking to the front elevation sets the tone for convenience and practicality. An integral double garage, offers ample space for vehicles and storage alike. Stepping through the side access, you're greeted by a sprawling garden, covering a substantial 0.25-acre plot. This green haven is predominantly laid to lawn, providing a picturesque backdrop with a master bedroom balcony which enjoys stunning views; perfect for a morning coffee.

The highlight of this outdoor oasis is undoubtedly the breathtaking panoramic views of the rolling Staffordshire hills and idyllic agricultural landscapes, creating an ambiance of peace and serenity. At the bottom of the garden, a strategically placed viewpoint decking provides the perfect vantage point to soak in the natural beauty that surrounds you.

Further enhancing the outdoor experience are the thoughtfully designed amenities, including a charming pergola for shaded relaxation, a tranquil pond adding an element of serenity, and a distinctive bandstand-style perfect for outdoor dining. The pergola has an electrical point, perfect for installation of a hot tub. For those seeking recreation and leisure, a luxurious swimming pool offers the perfect spot to unwind and enjoy the warm summer days.



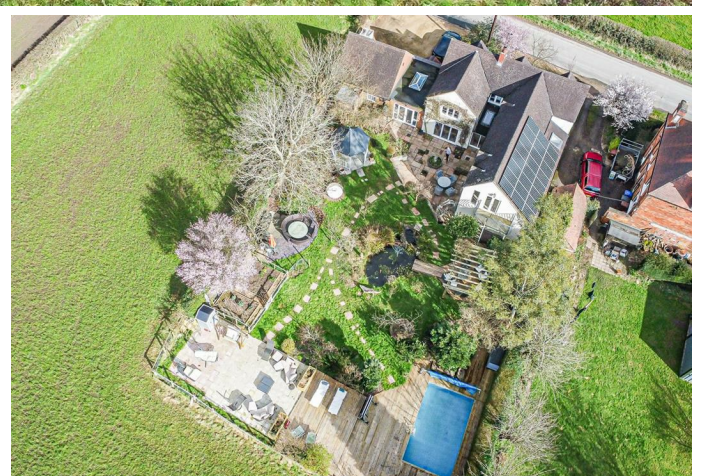


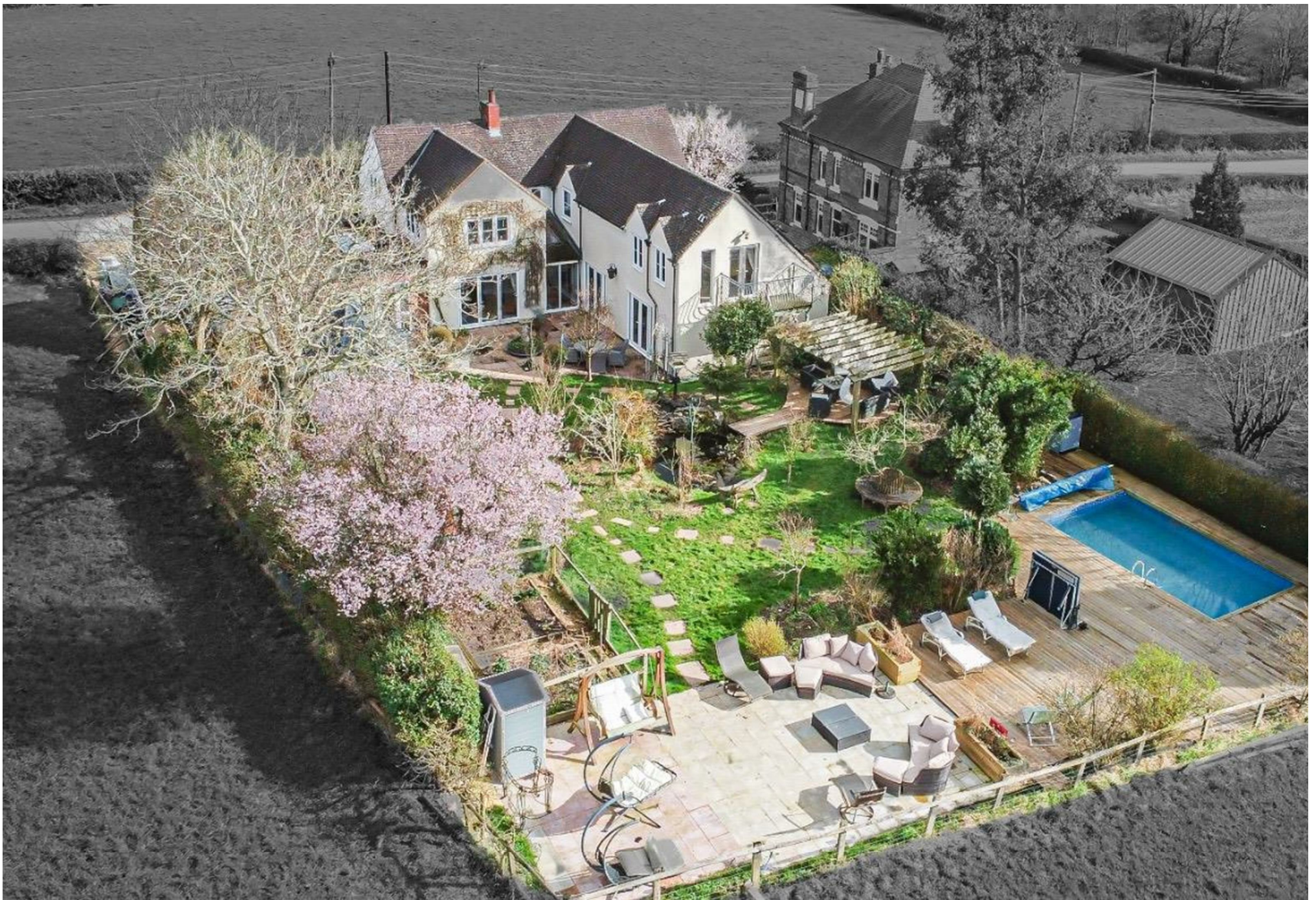
















Approximate total area<sup>(1)</sup>

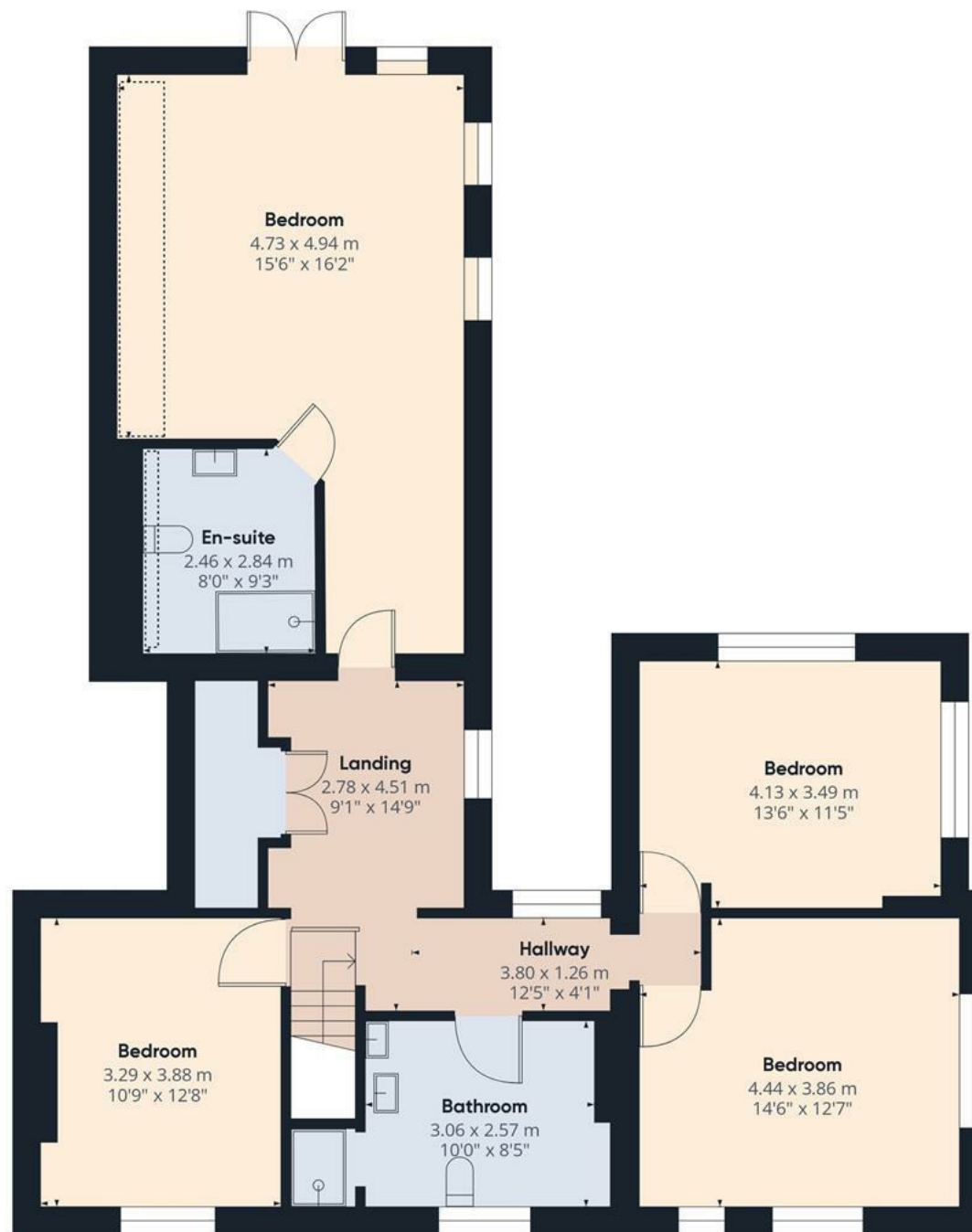
182.64 m<sup>2</sup>  
1965.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

105.34 m<sup>2</sup>  
1133.87 ft<sup>2</sup>

**Reduced headroom**

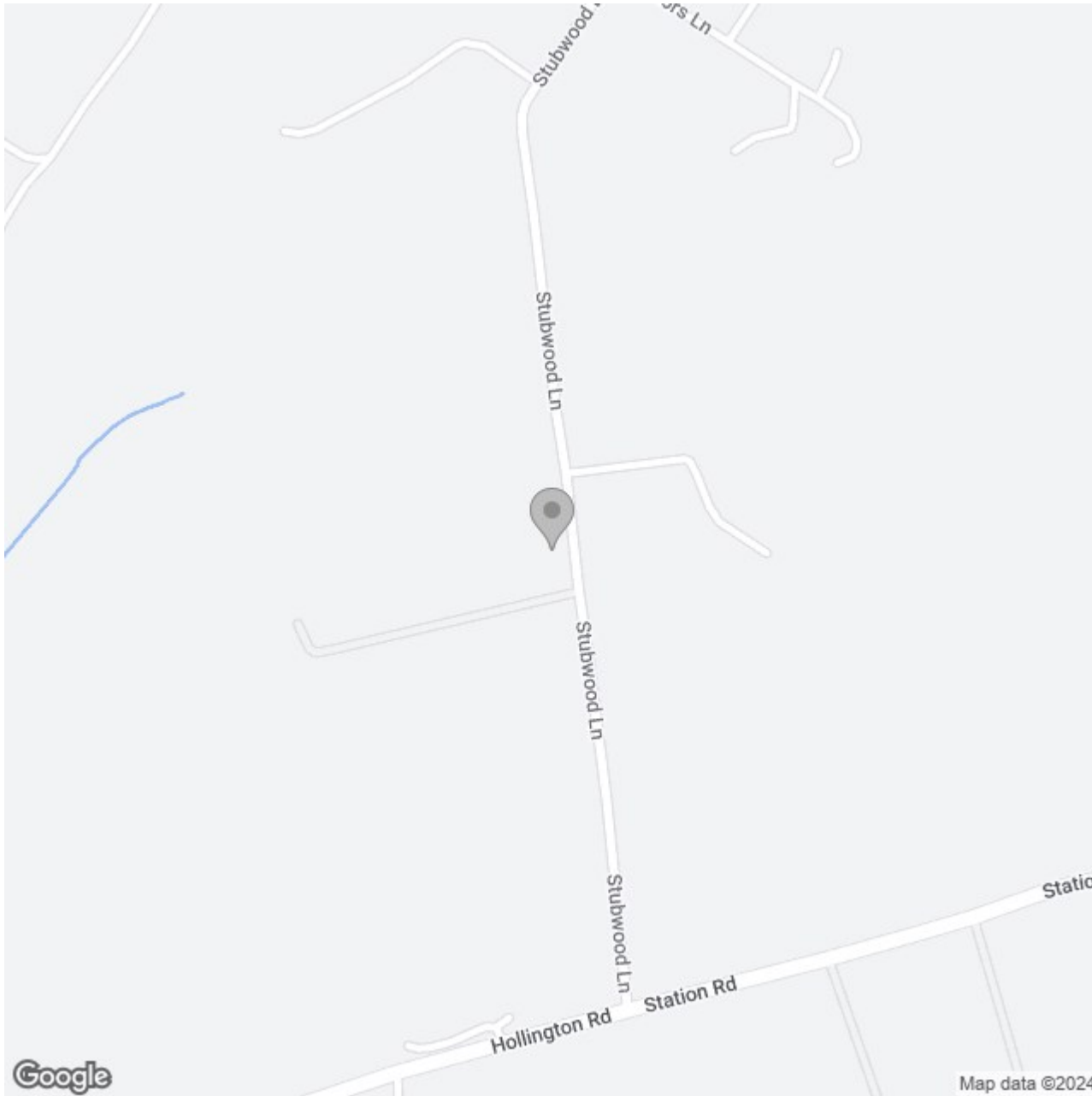
3.6 m<sup>2</sup>  
38.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	