







An exceptional architect-designed four bedroom residence offering luxurious, high-spec living and stunning countryside views, thoughtfully designed with sustainability and energy efficiency at its core. Located within one of Staffordshire's most sought after village locations. Offering over 3100 sq foot of high specification and versatile accommodation.





## Ground Floor

The house is filled with natural light with three sets of bifold doors opening out to landscaped gardens, perfect for entertaining inside and out. From the landing, the master ensuite and bedrooms two and three feature stunning picture windows/French doors framing amazing rolling countryside views.

Set behind a block paved drive there is plenty of space to park, together with an integral double garage with a Hormann electric door.

The reception/dining hall offers the perfect entrance, double height with a galleried landing over, together with views front and rear with plenty of light flooding in. A feature staircase with glass balustrade rises to the first floor and there is a door to a guest WC.

The lounge has a contemporary Dik Geurts Odin Tunnel 'floating' log burner for cosy evenings and full height bi fold doors open out to the garden. The rear portion of the hall offers a superb dining space ideal for entertaining, with an open aspect through to an amazing breakfast kitchen which is fitted with base and wall units, together with a large island having a quartz surface providing the centre piece and breakfast bar with three lights over. Integrated appliances include a Neff induction hob, oven, steam oven, combination oven/microwave, warming drawer, dishwasher, full height fridge and freezer. Bifold doors open out to the rear garden.

Off the kitchen is a useful and well-appointed utility room with space for washing machine and tumble dryer, a door to rear and door to the plant room. The integral garage has the unique feature of doors to both the reception hall and the plant room.

The first of the bedrooms is situated on the ground floor, a bedroom of large proportions with three windows framing views to front and a well-appointed ensuite shower room.











## First Floor

On the first floor, the galleried landing takes full advantage of the views to front and rear with doors leading off to three further bedrooms.

The master suite is luxurious with a balcony to enjoy garden views, spacious dressing room and walk-in wardrobe. There is a stunning and substantial ensuite, with a glazed gable framing beautiful views, glazed in and out shower, free standing bath and wall mounted Lusso Stone wash basin with freestanding unit underneath.

Bedroom two has stunning views from a large glazed gable window, dressing area with fitted mirrored wardrobes and a well-appointed ensuite shower room. Bedroom three has a dressing area and balcony with views to rear and an ensuite shower room.

## Outside

The landscaped garden to rear offers a wonderful outdoor space with two paved terraces ideal for outside dining, entertaining and relaxing, together with shaped lawns and a good degree of privacy.

The property enjoys a lovely village setting with a primary school and popular pub and is well situated for John Taylor. Countryside walks on your doorstep and excellent transport links make this a wonderful home with the conveniences all in easy reach including St. George's Park.

This high-tech home is ideal for a family or multi-generational living in a highly regarded location.

## Agents Info

Note: Since the last EPC was carried out, our clients have installed additional solar panels and two Tesla batteries.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Twin air source heat pumps

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed:

Mobile signal/coverage: See Ofcom link

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G































Floor 0



Floor 1

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

287.1 m<sup>2</sup>

3089 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

17 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

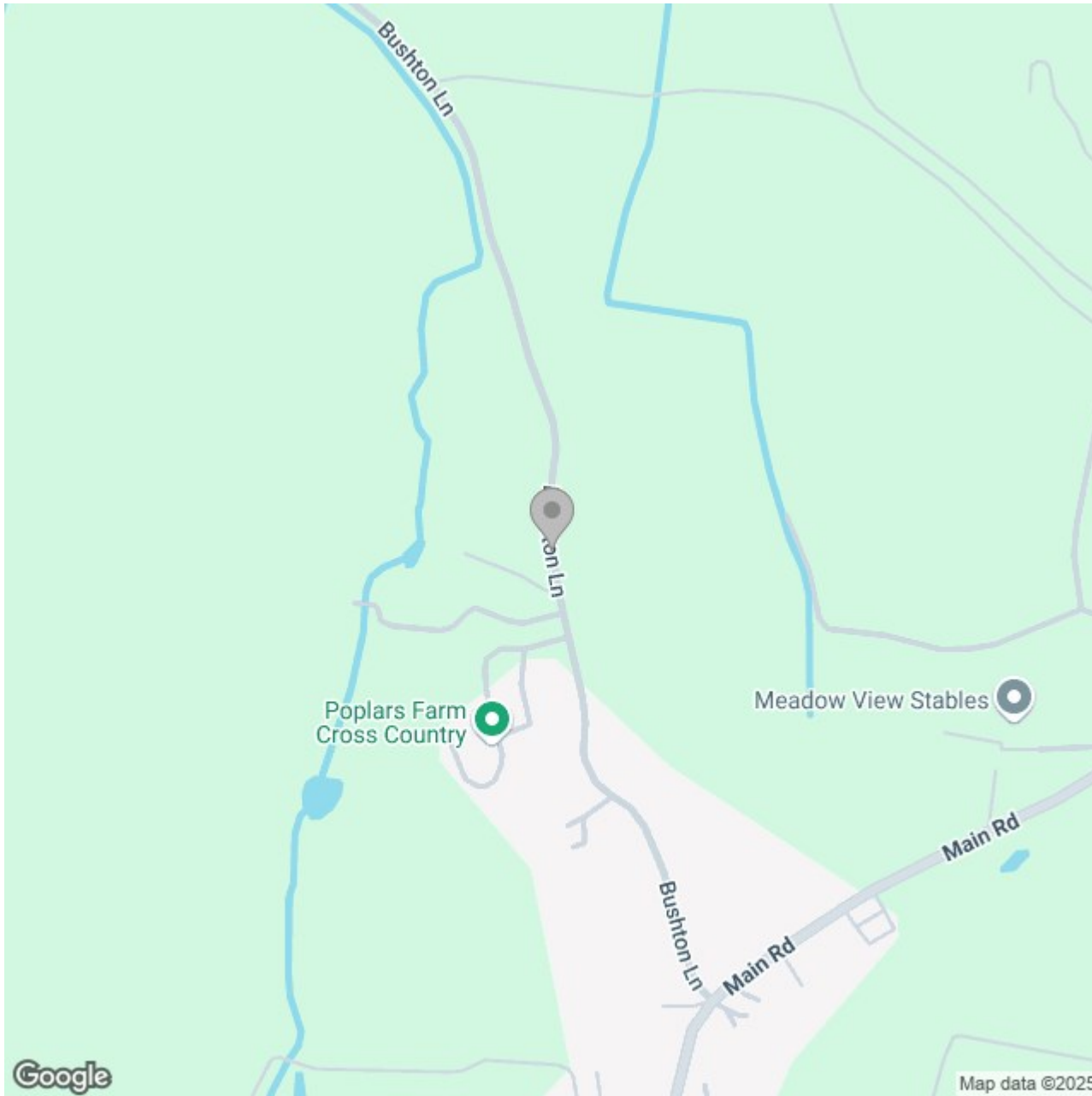
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 