





Set within a west-facing plot that enjoys far-reaching views over open agricultural land, this beautifully presented and deceptively spacious home offers a rare combination of countryside outlook and village convenience. Occupying a generous position in a sought-after semi-rural setting, the property is within walking distance to local amenities yet enjoys uninterrupted vistas of rolling Staffordshire grassland.

This versatile home boasts light-filled accommodation across two floors, including an entrance porch, hallway, dual-aspect lounge with feature fireplace, a stylish kitchen overlooking open countryside, a formal dining room with French doors to the rear garden, three well-proportioned bedrooms, and a modern four-piece family bathroom. Many of the rooms benefit from countryside views, and natural light is a defining feature throughout.

A major highlight of this property is its detached garage—a seldom-found asset in homes of this type—complete with annex-style facilities including a utility room and shower room, providing scope for multi-generational living, guest accommodation, or home office use. The garage and annex area offer further potential for conversion or redevelopment, subject to planning permissions.

Additionally, the property will be subject to a planning application for the potential erection of dwelling(s) on the plot. There is an option to acquire the land on a separate purchase agreement, please enquire for further information.

Perfect for families, professionals, or downsizers alike, this rare offering blends countryside charm, practical living, and future potential in one highly desirable package.



Entrance Porch

A welcoming entrance porch featuring two UPVC double glazed windows to the front and side elevations, complemented by a modern frosted UPVC front door. Tiled flooring runs throughout, with an internal timber door leading into the main hallway.

Hallway

With stairs rising to the first-floor landing, the hallway includes a doorbell chime, smoke alarm, thermostat, and internal glass-panelled doors providing access to the ground floor rooms.

Lounge

An inviting reception room with dual aspect UPVC double glazed windows to the front and side elevations. The focal point is an attractive electric fireplace with exposed brick surround and tiled hearth. Additional features include a TV aerial point and central heating radiator.

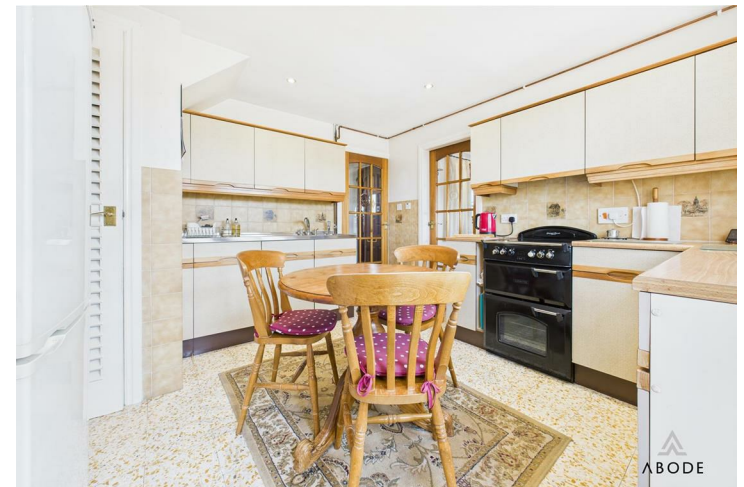
Kitchen

Enjoying stunning rear views of open countryside, the kitchen includes a UPVC double glazed window and a frosted UPVC door opening to the rear patio. Fitted with a range of matching base and eye-level units and drawers, the kitchen features wood block effect worktops and tiled splashbacks. Integrated appliances include a double stainless steel sink with mixer tap, freestanding oven and grill. There is space for freestanding white goods, and a useful under-stairs pantry with lighting, eye-level shelving, and coat hooks. The room also benefits from a central heating radiator and spotlighting. Access to the dining room is via an internal glass-panelled door.



Dining Room

A versatile dining space featuring a UPVC double glazed window to the front elevation and double UPVC French doors opening out to the rear patio. The room includes a central heating radiator and TV aerial point, ideal for both family meals and entertaining.







Landing

A bright and airy landing featuring a UPVC double glazed window to the left side elevation and a frosted UPVC double glazed window to the right, allowing for ample natural light. Includes a central heating radiator, smoke alarm, and access to the loft via two ceiling hatches. Internal doors lead to the property's bedrooms and family bathroom.

Bedroom One

Positioned to the front of the property, this spacious double bedroom features a UPVC double glazed window, central heating radiator, TV aerial point, and a comprehensive range of built-in wardrobes offering hanging space and shelving. A cupboard to the far right houses the Worcester Bosch gas central heating boiler.

Bedroom Two

A generous double bedroom enjoying dual aspect views through UPVC double glazed windows to both the front and rear elevations. The rear aspect provides stunning far-reaching views across rolling countryside and open farmland. The room also benefits from a telephone point and a central heating radiator.

Bedroom Three

A charming room with a UPVC double glazed window to the rear, offering beautiful open views of agricultural land and countryside. Includes a wash hand basin with tiled splashback, eye-level storage cupboards, and a central heating radiator.

Family Bathroom

This refitted four-piece family bathroom suite comprises a low-level WC, wash hand basin with mixer tap, and a double shower cubicle with glass screen and PVC panelled walls. There is also a panelled bath unit, heated chrome towel radiator, extractor fan, spot lighting to the ceiling, a shaving point, and a frosted UPVC double glazed window to the side elevation.

Large Garage & Annex Facilities

An exceptional addition to the property, the larger than

average garage is a rare feature at this price point and comes with a highly practical side extension, offering additional living convenience.

Garage

The main garage space features a UPVC double glazed window to the side elevation, an up-and-over door to the front, multiple power points, a dedicated electrical breaker system, and a smoke alarm—offering excellent potential for secure parking, workshop space, or further conversion (subject to planning).

Shower Room

A useful facility featuring a low-level WC, shower cubicle with curtain screen, electric shower, and complementary tiled wall coverings. A UPVC double glazed frosted window to the side elevation provides natural light and ventilation.

Utility Room

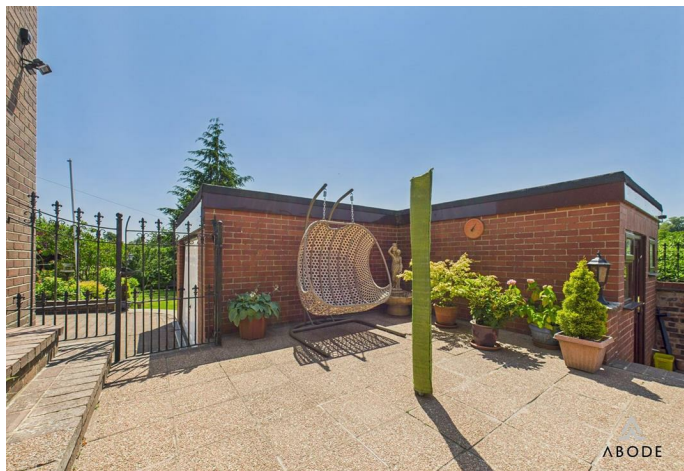
A well-equipped utility space with a UPVC double glazed window to the side and a PVC panel door providing direct access to the rear garden. The room includes both base and eye-level storage units, a granite-effect work surface, complementary tiled splashbacks, and a 1.5-bowl composite sink with mixer tap. There is plumbing and space for under-counter white goods. Internal doors lead to the garage and shower room.



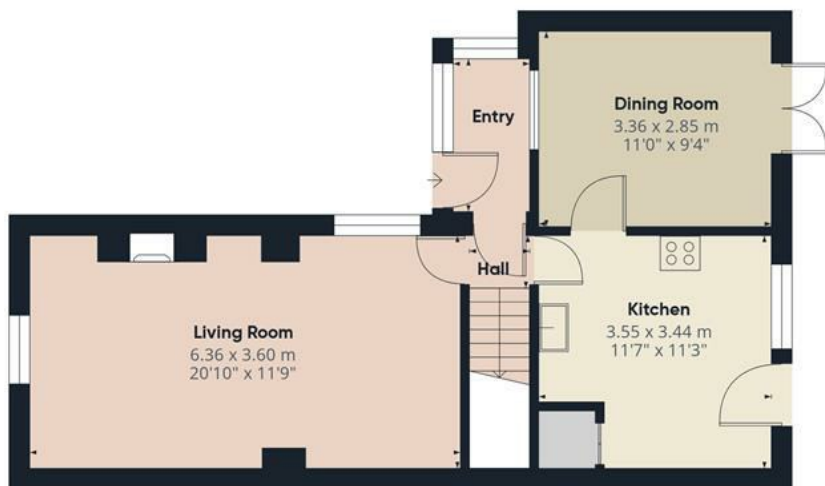












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

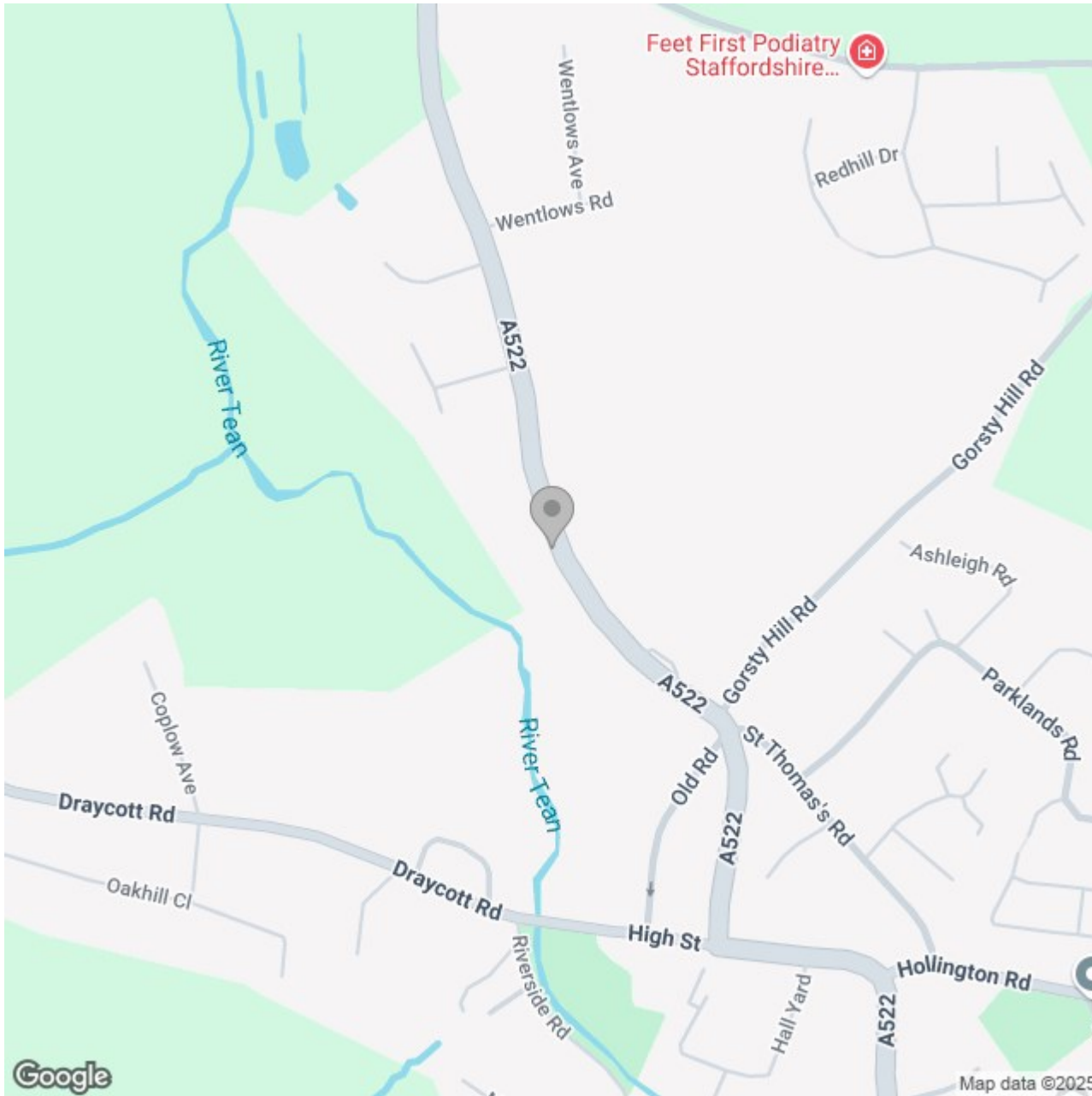
130.2 m²

1401 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	