



Offers Over £850,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: F

## Coppenhall Stafford

Beech Lane Coppenhall  
Stafford Staffordshire



*Nestled in the sought-after village of Coppenhall, this fully modernised four-bedroom detached residence offers stunning, far reaching panoramic rural views yet enjoys convenient access to M6 Junction 13 for the daily commuter.*

The property features a large private garden on three sides, a five-car garage with workshop area, and an open-plan family dining kitchen with bifold doors. Inside, the spacious living room provides a cosy retreat with Bi folding doors showcasing the captivating scenery. The home office, fitted with bespoke oak units and desks, is perfect for remote work. Two of the generously sized bedrooms boast en-suite bathrooms, while the additional family bathroom caters to the household's needs. With its elegant design, luxurious finishes, and a truly exceptional location, this home combines contemporary comfort with rural tranquillity, making it an ideal sanctuary for families seeking convenience and serenity.

- Stunning Fully Modernised 4 Bed Det House
- Far Reaching Panoramic Rural Views
- Five Car Garage/Workshop & Ample Parking
- Substantial Private Gardens & Terrace
- Highly Desirable Village Location
- Excellent Nearby Commuter Links

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a double glazed composite entrance door, the spacious entrance hallway includes Karndean wood effect flooring, understairs storage cupboard, recessed downlights, two modern radiators, staircase off to the first floor landing with further understairs storage cupboard and double glazed window to the side elevation.

## Guest WC 5' 5" x 6' 3" (1.64m x 1.91m)

A modern refitted contemporary style suite which includes a rectangular wash and base set onto a marble effect top with freestanding contemporary style chrome mixer tap and contemporary style storage drawers and low level WC. Radiator, tile effect flooring, recessed downlights and double glazed window to the front elevation.

## Lounge 13' 9" x 23' 4" (4.20m x 7.10m)

A truly stunning and substantial lounge with aluminium bi-folding doors which enjoy super, elevated and panoramic far rural views and give access to the porcelain tiled patio area. Entertainment wall with built-in shelving and LED lighting, and two traditional style radiators.



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## **Family Dining Kitchen** 25' 9" x 23' 0" (7.85m x 7.02m) - all max measurements

A substantial, open plan family dining kitchen with family area, dining area and a breakfast kitchen area. The kitchen includes Shaker style units extending to base and eye level and fitted work surfaces with a range of integrated appliances including two ovens/grills, induction hob with a contemporary style cooker over with glass splashback, integrated full size fridge, full size freezer wine cooler and dishwasher. Bevelled edge splashback tiling, breakfast island with an inset one and a half bowl sink unit with mixer tap, wood effect Amtico flooring, matching Shaker style built-in larder unit, numerous downlights, two traditional style radiators, double glazed roof lantern with built-in blind, double glazed window to the side elevation and double glazed aluminium bi-folding doors which again enjoy the stunning far reaching views and lead out to the composite decked seating area and rear garden.

## **Rear Hall / Storage Room**

Having a range of Shaker style base units with fitted wood effect work surfaces, wood effect Amtico style flooring, radiator, double glazed window and door to the side elevation.

## **Walk-In Store Room / Airing Cupboard**

Housing the wall mounted gas central heating boiler and wood effect flooring.

## **Utility Room** 7' 10" x 5' 10" (2.38m x 1.79m)

Having space and plumbing for appliances, elevated shower tray / dog wash station with storage beneath. Fitted work surfaces with a composite sink drainer with mixer tap, wood effect flooring, radiator and double glazed window to the rear elevation.

## **Study** 19' 7" x 9' 9" (5.98m x 2.98m)

A purpose hand built study with handmade with three oak desk areas, tall display cabinets to one wall and further handmade oak vase units and drawers and further matching storage unit with fitted shelving, Numerous downlights, access to loft space, wood effect Karndean flooring, radiator, double glazed bay window to the front elevation with built-in blinds and double glazed window to the rear elevation.

## **First Floor Landing**

Having under eaves storage, spacious walk-in storage cupboard with shelving, two radiators and double glazed window to the front elevation.







**Bedroom One** 14' 2" x 16' 10" (4.33m x 5.12m)

A substantial main bedroom having a radiator and double glazed window to the rear elevation enjoying stunning views.

**Walk-in Wardrobe** 7' 6" x 9' 9" (2.28m x 2.98m)

A large, walk-in wardrobe having purpose made fitted shelving and hanging rails, radiator and double glazed window to the side elevation.

**Luxurious Ensuite** 6' 3" x 9' 8" (1.91m x 2.94m)

Being fitted in a modern and contemporary style, the refitted suite includes a double walk-in shower cubicle housing a mains shower, half pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, Karndean wood effect flooring, downlights, chrome towel radiator and two double glazed windows to the side and rear elevations again with built-in blinds and enjoying the elevated panoramic views.



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## **Bedroom Two** 10' 7" x 12' 0" (3.23m x 3.65m)

A second double bedroom having a spacious built-in wardrobe with shelving and hanging rail, radiator and double glazed window to the rear elevation with stunning, far reaching views..



## **Ensuite Shower Room** 6' 11" x 6' 9" (2.12m x 2.07m)

Having a tiled shower cubicle with a mains shower fitted, oval; wash hand basin set onto a top with chrome mixer tap and vanity unit beneath and low level WC. Tiled walls, Kardean wood effect flooring, downlights, chrome towel radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 6" x 12' 11" (3.19m x 3.93m)

A third double bedroom having a radiator and double glazed window to the rear elevation enjoying the views.



## **Bedroom Four** 13' 7" x 13' 6" (4.14m x 4.11m) - all max measurements

A 'T' shaped bedroom having two spacious built-in storage cupboards, downlights, radiator and double glazed windows to both the side and rear elevations.

## **Family Bathroom** 9' 0" x 9' 10" (2.74m x 3.00m)

Having a suite comprising of a panelled bath with a central chrome mixer tap, tiled shower cubicle with a multi-jet 'Aqualisa' shower, oval jacuzzi wash basin with chrome mixer tap set into a top with a vanity unit beneath and low level WC. Tiled walls, downlights, access to loft space, chrome towel radiator and double glazed window to the rear elevation.



## **Outside**

The property sits on a substantial end plot and is approached over a block edge tarmac 'in and out' driveway which also provides parking for numerous vehicles and access is available either side of the property to the rear garden. A five-bar gate leads to an additional side lawned garden and there is a large hardstanding / paved area which would be ideal for a motorhome, caravan or boat. A gate leads to the large, beautifully maintained rear garden which is private and enjoys far reaching panoramic views. The garden is mainly laid to lawn with mature trees and there is a substantial porcelain terrace area, a composite decked seating area with LED lighting and a further paved seating area.

## **Triple Width Tandem Garage** 35' 5" x 33' 5" (10.79m x 10.19m) - all max measurements

The triple width, tandem length garage which also incorporates a workshop area with three electronic roller doors to the front and the substantial workshop area has two radiators, power, lighting, access to loft space, two double glazed to the rear elevation and double glazed window and double glazed door to the front elevation.



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Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Being energy efficient = lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

BY ENEC 2008-11-12



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