



£850,000

🔑 TENURE: Freehold

☰ EPC RATING:

£ COUNCIL TAX BAND: F

## High Offley Stafford

Oldershaws Lane High Offley  
Stafford Staffordshire



**Breathtaking! pretty much sums up this superb property, find me a property with this much to offer that's on the market in this price range. This stunning home enjoys some of the finest far reaching, panoramic rural views we have seen in Staffordshire.**

Externally the property sits on an approximately 2.3 acre plot and has two entrances, one of which leads to a large detached double garage with a spacious room over and could easily be converted in a separate granny annex, subject to building and planning consent. The second entrance leads to a large hard standing and gravel area, ideal for the horse box and many other vehicles, a five bar gate leads to the 1.7 acre paddock and two horse stable and tac room. The large gardens are beautifully maintained with vegetable patch and numerous, large garden sheds. Internally this stunning and fully modernised, extended home has a substantial living room, sitting room, large family dining kitchen, snug, utility room and guest W.C. In addition to the ground floor there is a double bedroom with En-suite. To the first floor there are two large double bedrooms, both having luxury En-suite's. From the first floor landing a door leads to a large roof top balcony which enjoys outstanding rural views.

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## Storm Porch

Having a modern, composite wood grain effect double glazed door leading to:

## Reception Hall 10' 4" x 12' 0" (3.16m x 3.67m)

Having tiled floor, turned oak staircase leading to the first floor landing, radiator, LED lighting and coving.

## Lounge / Music Room 33' 9" x 14' 1" (10.28m x 4.29m)

A truly stunning and substantial lounge / music room having a brick built fire surround with oak beam over, cast iron wood burner and quarry tiled hearth. Coving, two radiators, double glazed bay window with plantation shutters to the front elevation, and double glazed windows with plantation shutters to both the side and rear elevations.



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## **Sitting Room** 17' 6" x 24' 5" (5.34m x 7.45m)

A second, truly stunning and substantial reception room having a part vaulted ceiling, recess into the chimney breast housing a modern cast iron wood burner set on a slate hearth with oak mantle over. Purpose made cupboards with oak tops built into the chimney recess, underfloor heating, double glazed window with plantation shutters to the front elevation, two double glazed windows and double glazed double doors all with plantation shutters to the rear elevation leading to the stunning private garden with beautiful rural views beyond.



## **Family Dining Kitchen** 21' 10" x 21' 1" (6.65m x 6.43m)

A superb and substantial family / dining / kitchen which includes two pull-out larder cupboards and an additional larder cupboard. There are a range of integrated appliances including an oven/grill, combination microwave oven, dishwasher, hob with cooker hood over and space for an American style fridge / freezer. Granite work surfaces with inset one and a half bowl sink unit and moulded drainer with a contemporary style brushed chrome mixer tap. Range of matching units extending to base and eye level, breakfast island with granite top and matching pan drawers beneath. LED downlights, tiled floor, radiator, double glazed window and double glazed French doors giving views and access to the rear and the paddock beyond.



## **Snug** 11' 9" x 13' 6" (3.59m x 4.12m)

A third spacious reception room having a hand-made entertainment wall with shelving and storage units beneath, radiator, numerous LED downlights, coving and double glazed window to the side elevation with plantation shutters.



## **Utility Room** 10' 4" x 9' 5" (3.14m x 2.88m)

A spacious utility room having granite work surfaces with inset Belfast ceramic sink with a brushed chrome contemporary mixer tap. Range of matching units extending to base level with integrated washing machine, tiled floor, radiator, numerous downlights, coving, double glazed window to the rear elevation with stunning rural views and double glazed composite door to the side elevation.







## Guest WC

Having a contemporary style suite which includes a low level WC, wash hand basin with storage unit beneath and chrome mixer tap. Contemporary style chrome towel radiator, half height tiled walls, tiled floor, downlights and double glazed window to the side elevation.

## Ground Floor Bedroom Three 14' 5" x 10' 2" (4.4m x 3.1m)

Having a radiator and dual aspect double glazed windows to the front and side elevations with plantation shutters.

## Ensuite Shower Room 7' 3" x 5' 10" (2.20m x 1.77m)

Having a suite comprising of a tiled shower cubicle with mains shower, rectangular contemporary style wash basin with chrome mixer tap and vanity unit beneath and low level WC. Vertical chrome towel radiator, tiled walls, tiled floor and double glazed window to the front elevation.



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## First Floor Landing

Having a radiator, double glazed door leading to the substantial roof top balcony with beautiful views.

## Bedroom One 14' 10" x 13' 0" (4.51m x 3.95m)

Having a feature vaulted style ceiling, four built-in double wardrobes, radiator and double glazed window to the front elevation and double glazed French doors giving access to the balcony / seating area which again enjoy stunning rural views.

## Ensuite Shower Room 6' 9" x 8' 4" (2.05m x 2.55m)

A ultra-modern refitted suite in a contemporary style which includes a double shower cubicle with mains shower, rectangular wash hand basin with chrome mixer tap set into a Quartz effect top with vanity unit beneath and enclosed dual flush low level WC. Fitted contemporary style storage units with Quartz effect top, splashback tiling, vertical towel radiator, tiled floor, downlights and double glazed window to the rear elevation.

## Bedroom Two 14' 11" x 13' 4" (4.55m x 4.06m)

Yet again, a further double bedroom having a built-in double wardrobe, airing cupboard, two radiators and double glazed French doors giving access to the balcony / seating area.

## Ensuite Bathroom / Shower Room 6' 9" x 8' 1" (2.06m x 2.47m)

A spacious ensuite which has been refitted and includes a panelled bath with central chrome mixer tap with shower attachment, tiled shower cubicle with mains shower, wash hand basin with vanity unit beneath and chrome mixer tap and low level WC. Chrome towel radiator, tiled walls, tiled floor and double glazed window to the rear elevation.

## Double Garage 22' 8" x 20' 10" (6.91m x 6.36m)

A large double garage having power, lighting, floor mounted oil fired central heating boiler, stainless steel sink drainer with storage units beneath. Two up and over electronic doors to the front and double glazed window to the side elevation. Stairs lead to the first floor room above the garage.

## WC

Having a low level WC, wash hand basin and electric heater.



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**Room Over The Garage / Potential Annexe / Games Room / Work From Home Area** 19' 0" x 12' 0" (5.79m x 3.66m)

A substantial room being ideal as an annexe or home office (subject to any necessary building regulation/planning approval) which could provide a perfect work from home space or perhaps for elderly parents or teenagers who are ready for their own space. Wood effect laminate floor, two radiators, two skylight windows to the side elevation with built-in blinds and double glazed porthole style window to the front elevation.



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## Outside

The property sits on a substantial plot with a paddock approximately 1.7 acres. There are two driveways, one of which is a paved double width drive leading to the double garage and an additional set of double gates leads to a substantial parking area being mainly gravelled being ideal for horsebox or caravan.

## Outside - Front

The front garden is mainly laid to lawn which are beautifully maintained with raised beds, well stocked border and from the gravelled parking area a five bar gate leads to an additional hard-standing area again being ideal for vehicular parking.

## Open Covered Double Bay Storage / Parking

## Stables And Tack Room

The two horse stables and tack room have power and lighting.

## Outside - Continued

There is a substantial greenhouse, three large storage sheds all having power and lighting, spacious potting shed, large vegetable garden with thirteen raised sleeper beds and a substantial raised cut Indian stone terrace which again has some of the best private, far reaching and panoramic far reaching views. There is a further lawned garden area and side area, block paved patio, cut Indian stone pathway which wraps around the property.

## Log Cabin

Yet again, a further impressive garden building which is presently used as a music studio with power and lighting.

## Summer House

Having power, lighting, two windows and two glazed double doors.

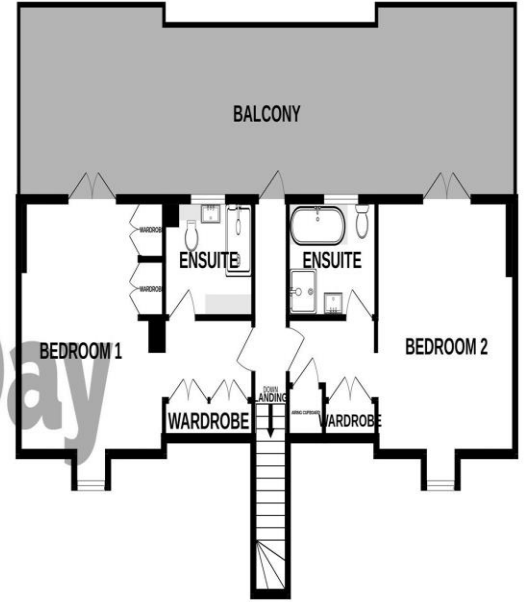
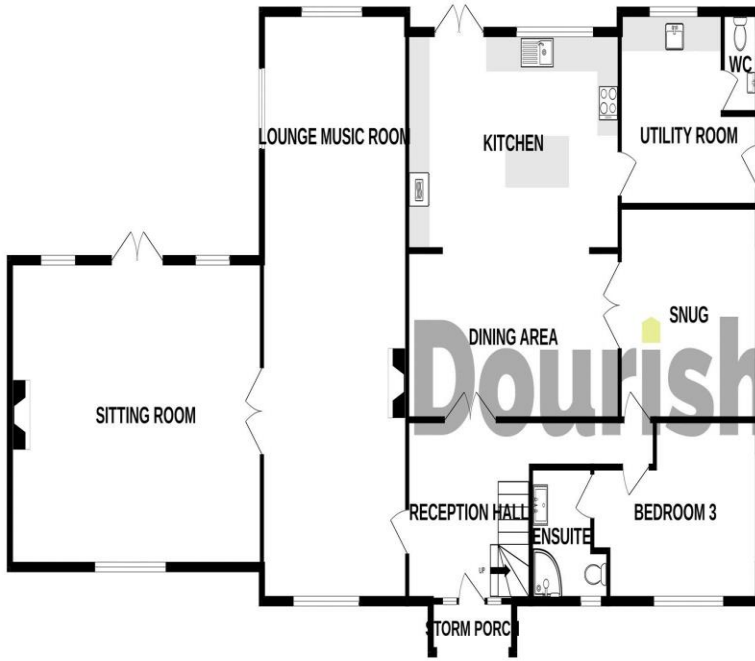
## Paddock

Measuring approximately 1.7 acres and access is adjacent to the stables / tack room.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		73
39-54	E	56	
21-38	F		
1-20	G		

Best energy efficient - higher rating costs  
EU Directive 2002/91/EC  
www.epc4u.com



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