



Offers in the Region  
Of £450,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **Exempt** £ COUNCIL TAX BAND: **F**

## Chebsey Stafford

Park Lane Chebsey  
Stafford Staffordshire



*Sitting in a Conservation Area at the heart of one of Staffordshire's prettiest villages, this grade two charming cottage sits on a beautiful plot which enjoys stunning views over the tops of the surrounding houses and views of the village church.*

Internally, this property opens into a beautiful entrance hall which has the original exposed wooden frame. There is a living room, dining room, sitting room, guest WC and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property is approached over a gravelled driveway. There is a large, detached garage. There is a private rear cottage garden with a full-width York stone patio area, which enjoys views of the church and surrounding countryside. What's more the property sits in a beautiful spot in the village of Chebsey, which lies less than three miles to east of Eccleshall with its high street boutique shops and other conveniences. It's also a short commute to Stafford, which offers a mainline railway station with direct links to London and the north. This stunning home thoroughly deserves a closer inspection.

- Beautiful Grade Two Listed Cottage
- Located In a Highly Desirable Village
- Spacious Living Room & Sitting Room
- Kitchen & Dining Room & Guest WC
- Three Bedrooms & Family Bathroom
- Large, detached garage

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Hallway

Accessed through a solid oak entrance door, featuring an oak staircase rising to the First Floor Landing & accommodation, exposed timber beams, and having a radiator, double glazed windows to both the front & side elevations, and internal door(s) off, providing access to;

## Living Room 13' 8" x 14' 7" (4.17m x 4.44m)

A spacious reception room, having a feature multi-fuel stove inset into chimney breast on a tiled hearth, oak flooring, radiator, and French doors leading onto the York stone patio and garden.

## Dining Room 13' 9" x 12' 11" (4.18m x 3.94m)

A spacious dining room, again featuring a multi-fuel stove inset into chimney breast on a tiled hearth. There is exposed feature wooden beams to the ceiling, a radiator, and a double glazed window to the front elevation.

## Sitting Room 12' 4" x 8' 10" (3.75m x 2.68m)

A further reception room, having a feature fire set within the chimney recess, a radiator, and a double glazed window to the front elevation.



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## **Kitchen** 8' 1" x 11' 7" (2.46m x 3.53m)

Fitted with a bespoke matching range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over, and under-counter space(s) & plumbing for kitchen appliance(s). There is an oil-fired boiler, ceramic splashback tiling, ceramic tiled flooring, a radiator, and double glazed windows to both the front & side elevations.



## **Guest WC** 4' 9" x 4' 11" (1.46m x 1.49m)

Fitted with a white suite comprising of a wash hand basin set into top with chrome mixer tap above & storage beneath, and a low-level WC. There is a radiator, and a double glazed window to the side elevation.

## **First Floor Landing**

Having an access point to the loft space, a built-in storage cupboard, and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 13' 9" x 10' 3" (4.20m x 3.13m)

A double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.



## **Bedroom Two** 12' 9" x 13' 6" (3.89m x 4.12m)

A second double bedroom, having exposed timber beams, radiator, and a double glazed window to the front elevation.

## **Bedroom Three** 6' 2" x 6' 3" (1.87m x 1.91m)

Having a radiator, and a double glazed window to the rear elevation.

## **Bathroom** 5' 7" x 7' 9" (1.70m x 2.35m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with electric shower over & shower screen. There is ceramic tiling to the walls, tiled effect flooring, radiator, and a double glazed window to the side elevation.



## **Outside Front**

The property is approached over a gravelled driveway providing off-road parking and continues to the side of the property providing access to the detached Garage and main entrance door, with a variety of shrubs to the surroundings. Timber gates to the side provide secure access to the rear garden.

## **Detached Garage**

Having a timber garage door to the front elevation, a double glazed window to the rear elevation, and benefitting from both power & lighting.

## **Outside Rear**

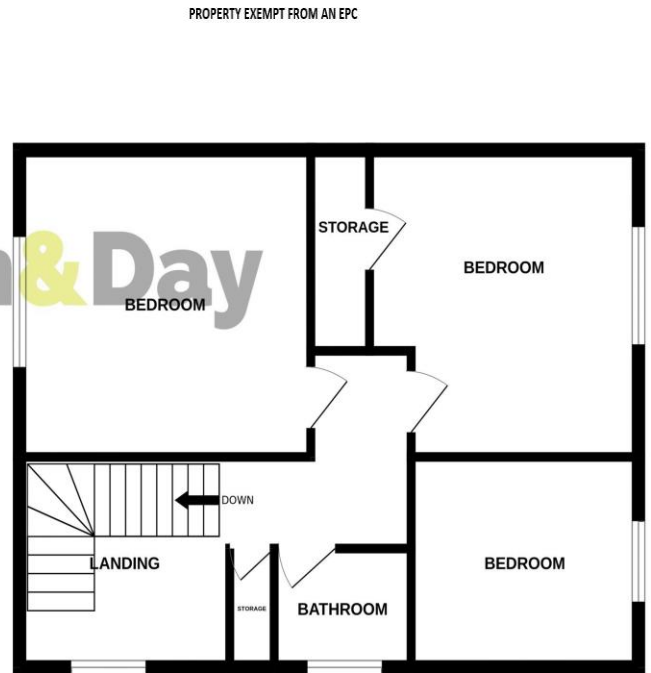
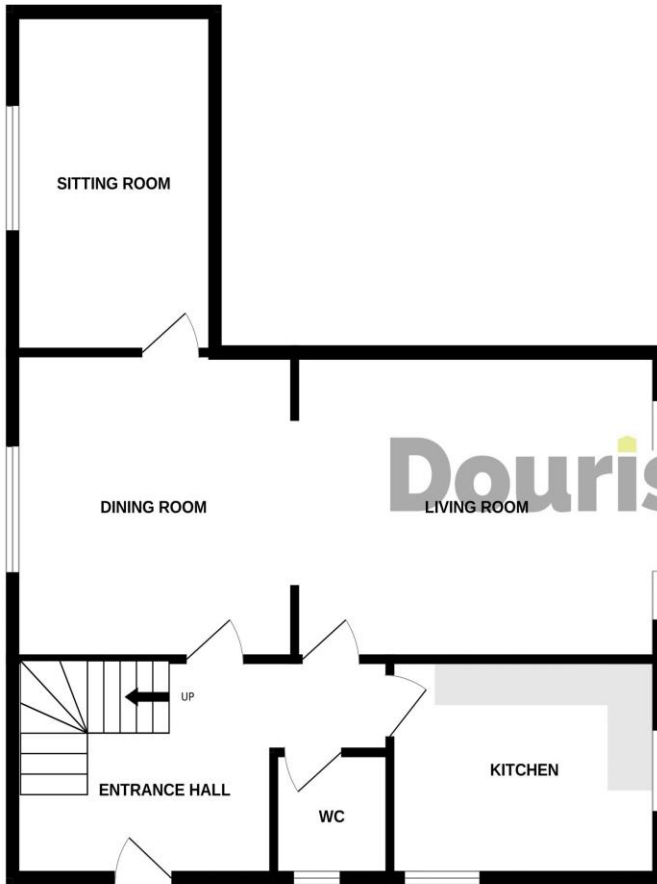
A beautifully presented, private & enclosed rear garden featuring a York stone paved patio seating/outdoor entertaining area, being laid mainly to lawn. There is an outbuilding, with power and lighting, a variety of mature plants & shrubs, and enclosed by hedging.





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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