



Helping *you* move



Brooklands, Blackbrook, ST5 5EH

Brooklands is a beautifully presented Five Bedroom, Five Bathroom Detached House with a One Bedroom Apartment Annex set on a gorgeous 2.23-acre Garden Plot with Paddock - making it the perfect property for modern flexible family living.

Offers In Region Of

£1,275,000

Overview

- Five Bedroom Detached House with Smart One Bedroom Annex
- Gardens and Paddock Extending to 2.23 Acres
- Dining Room, Lounge, Snug, Bespoke Kitchen, Utility
- Guest En Suite Bedroom to Ground Floor
- Four Further Bedrooms, Three with En Suites, Bathroom
- Patio Entertaining Area, Tennis Court, Driveway Parking with Electric Gates, Two Garages
- Council Tax Band – G, EPC -D



Brief Description

This unique property offers you generous accommodation that would lend itself to multi-generational living, or for someone looking to run a business from home. To the ground floor of the main house is the Entrance Hall, Cloaks/WC, Dining Room, Lounge, Snug, a bespoke Kitchen with French doors to the patio Entertaining space, Cellar, inner Hall with En Suite Guest Bedroom and a large Utility leading to the double Garage. To the first floor is the Principal Bedroom with En Suite Shower Room, two further En Suite Bedrooms, the main Bathroom with sunken spa bath and a further Bedroom.

Above the Garage is the One Bedroom Apartment with independent entrance opening to a Snug/Office space and stairs that lead up to the open-plan Kitchen/Living area plus Double Bedroom and Shower Room.

Externally, electric gates open to the driveway which sweeps round to the rear of the property where there is a large lawned garden, patio entertaining area and a tennis court. The property has two double Garages and an enclosed Pony Paddock.

Location

The nearest villages are Woore, Loggerheads and Baldwins Gate – all with local shops and a Primary School.

With direct access to the A53 giving you great road links to the M6 Junctions 15 & 16 and the mainline rail stations at Crewe, Stafford and Stoke-on-Trent.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641.

Email: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity are available, with septic tank drainage, oil fired central heating and solar panels. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

LOCAL AUTHORITY: Newcastle Borough Council. 01782 717717



DIRECTIONS: From Market Drayton take the A53 towards Newcastle-under-Lyme and travel through Loggerheads. At the junction with the A51 bear left towards Woore and Nantwich. After approximately 0.3 miles the property is on your right with feature brick walled entrance with electric gates and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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One Bedroom Loft Apartment above the Garage



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Please call us on 01630 653641 or email on marketdrayton@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.