

The Grange, Shut Lane Head, Butterton, Newcastle, Staffordshire, ST5 4DS

FOLLWELLS



- Individual Executive Rural Residence
- Grounds Extending to Approximately 1.5 Acres
- Beautifully Presented Classically Designed with Modern Interior. Accommodation Over Three Floors.
- Sweeping Driveway Approach
- Substantial Forecourt and Detached Garage Block
- Fine Views Over Surrounding and Adjoining Countryside
- Not Affected by Current HS2 Proposal

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Offers in Excess of

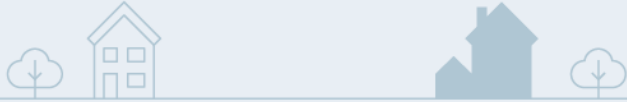
£1,500,000

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A unique opportunity to acquire a most impressive and beautifully presented executive residence holding much desired rural address. Commanding fine views across adjoining countryside and standing within grounds of approximately 1.4 acres or thereabouts. Conveniently located approx. two miles from J15 of the M6 and three miles from Newcastle town centre.

The property has electronic double gated access and is approached via a tree lined floodlit driveway to a substantial forecourt area, in turn leading to a detached garage block comprising of double garage and adjoining games/entertaining room or possible workshop area of similar proportion. Lending itself to be converted into a quadruple garage block if so required.

The elegant accommodation, presented to a high standard and extending to almost 400 square metres, provides a central and most imposing reception hallway with marble tiled floor and cloakroom. In turn giving access to all principal rooms including glass panelled bi-folding doors to the dining room ideal for entertaining and having further French windows opening to rear exterior. Further reception rooms include a study and living room both having attractive woodblock flooring with the living room having elegant marble fireplace and further French windows opening to rear exterior. To the opposite end of the hallway is a fourth reception family room facing to the front of the property with further feature stone fireplace and large square bay window.

The family breakfast kitchen has Bespoke fitted units with marble worktops including a large island unit providing breakfast area. There is an extensive range of various incorporated appliances including separate steam oven and coffee machine. In turn the kitchen leads to a fifth reception/breakfast room with feature full height window facing to front. Accessed from here is a utility/second kitchen with separate laundry room.





A return staircase leads to a large landing to the first floor giving access to all bedrooms with solid oak doors and architraves. Master bedroom having separate walk-in dressing room and luxury en suite shower room. Both the guest bedroom and third bedroom have independent en suite bath/shower suites, with bedrooms four and five having an adjoining vestibule giving access to a shared bathroom suite. To the second floor is an equally large landing area giving access to two further double bedrooms and separate bathroom suite.

A most beautifully presented property in an idyllic yet convenient rural location.



IMPORTANT INFORMATION

Services - Mains Water & Electricity. Drainage to Septic Tank.

Central Heating - From LPG supply to boiler and radiators as listed.

Glazing - Double Glazed Units in Hardwood Frames

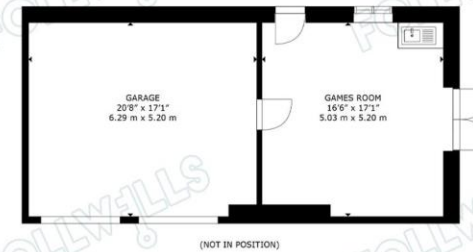
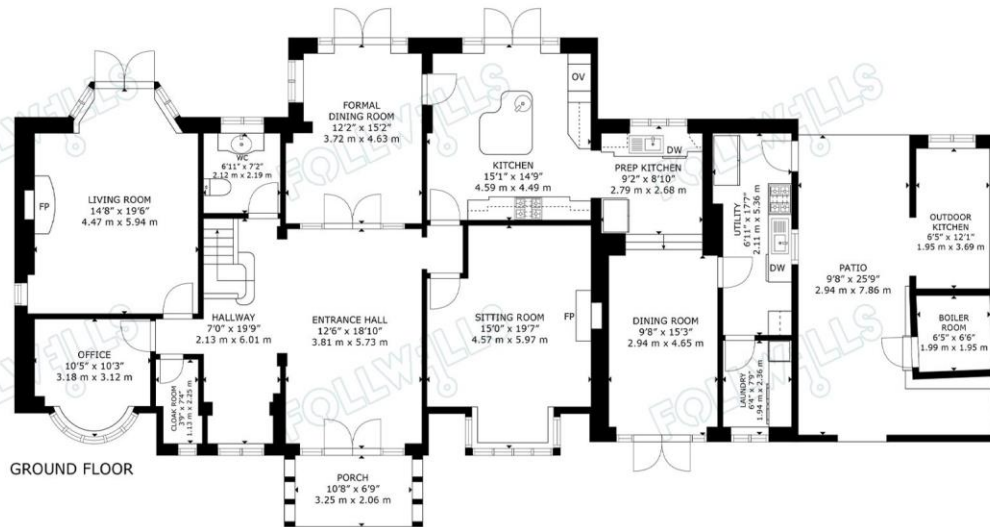
Tenure - Freehold

Council Tax Band 'G' (subject to improvement indicator)

EPC Rating 'E'

Tree Preservation Orders (TPO's) in place.

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA
 TOTAL: 509 m²/5,484 sq ft
 GROUND FLOOR: 193 m²/2,083 sq ft, FIRST FLOOR : 135 m²/1,450 sq ft,
 SECOND FLOOR : 60 m²/648 sq ft, EXCLUDED AREAS:
 PORCH : 19 m²/201 sq ft, OUTDOOR KITCHEN/BOILER ROOM : 12 m²/131 sq ft,
 PATIO : 25 m²/271 sq ft, GARAGE/GAMES ROOM : 60 m²/648 sq ft, BALCONY : 5 m²/52 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.