



FOLLOW  **LLS**

Green Hollow, Acton - ST5 4EF
£825,000

A most attractive, detached family residence standing within approximately 2/3 acre and holding an elevated position in the heart of Acton Village. The current owners have been in residence for over 20 years maintaining the property meticulously to a high specification and lovingly looking after the beautiful gardens.

The house offers tremendous potential for further extension to the side over the sitting room and double garage subject to the necessary building regulations and planning permission. A gated entrance leads onto a sweeping driveway which rises towards the house and through double timber gates to the side leading to the rear of the house with turning space. The main entrance is to the rear under a covered storm porch and leading into a spacious central reception hall featuring a return staircase and parquet flooring.

The property is flooded with natural light having large windows and many rooms being of dual aspect. To the ground floor are three spacious reception rooms and a Breakfast Kitchen fitted with an extensive range of oak wall and base units with granite work tops. Glazed double doors open out onto a patio at the front of the house and integrated appliances include dishwasher and fridge/freezer along with a freestanding electric range cooker with extractor hood above.

On the first floor is a galleried landing and four well proportioned bedrooms, three large doubles and a generous single. The principle family bathroom is fitted with a contemporary white suite and fully tiled as is the second shower room.





The double garage is accessed from the rear of the house with an electric up and over door and having a utility area and internal access to the house.

The house sits centrally within the fabulous gardens of shaped lawns, paved seating areas ideal for outside entertaining and borders planted with a wide variety of specimen shrubs and trees. A water feature in the rear lawn is thought to mark the centre of Acton Village.

Acton is a beautiful village located just a couple of miles out of Newcastle under Lyme. The village is surrounded by some stunning countryside offering delightful rural walks and with the Mainwaring Arms country pub just a mile down the road. Junction 15 of the M6 is just a 5 minute drive away with Stoke train station approx. 10 minutes away.

Mains water & electricity are connected. Private drainage to septic tank. Oil fired central heating (no mains gas connection). A red ash test has been carried out on the property and the results correspond with a class 2 reading. The report states that floor repairs are not necessary.

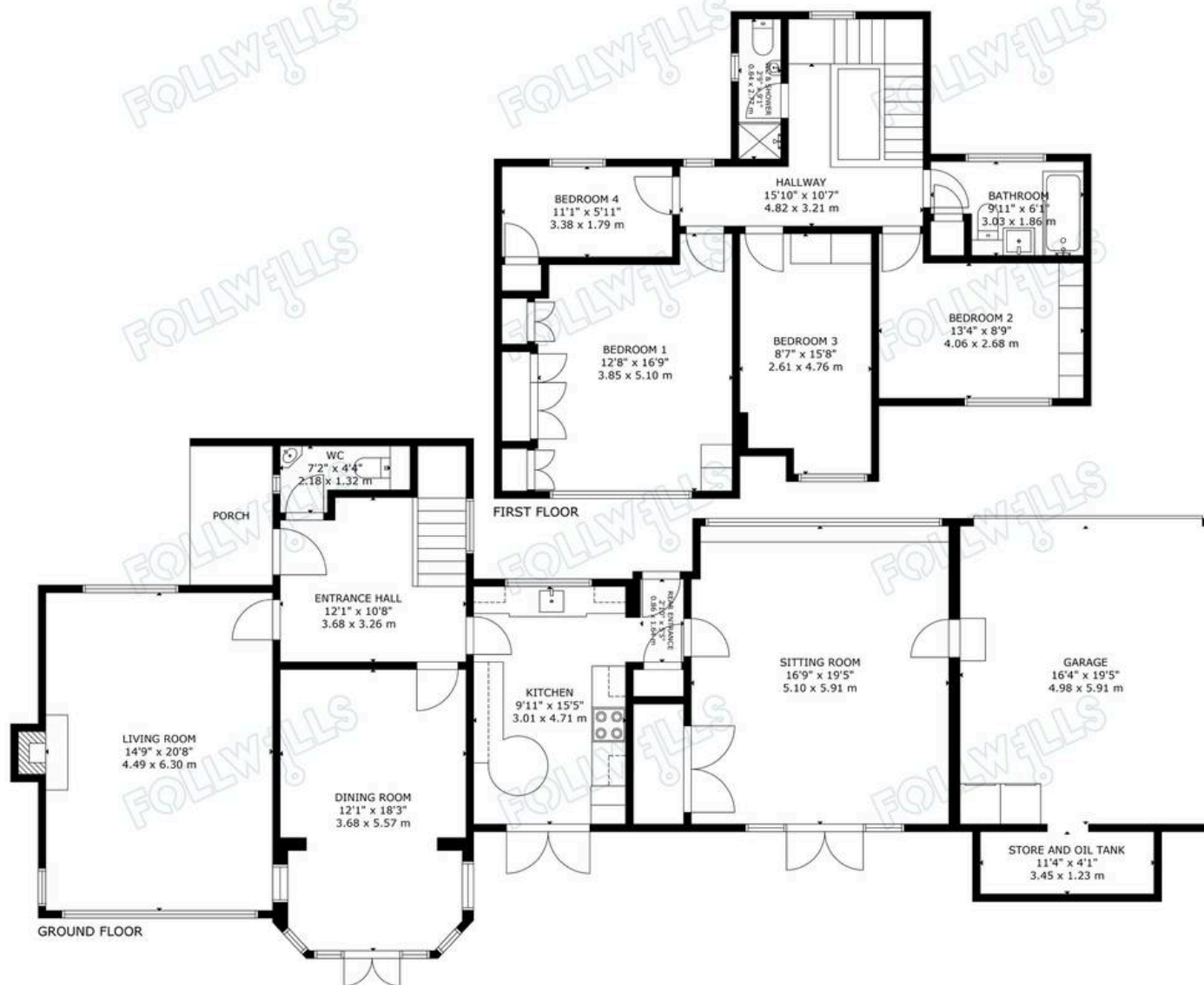
Green Hollow is a stunning home and now comes to the open market for the very first time having only been sold privately before.

Council Tax band: G

Tenure: Freehold

EPC Rating: F





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 193 m²/2,078 sq ft
GROUND FLOOR: 117 m²/1,261 sq ft, FIRST FLOOR: 76 m²/817 sq ft
EXCLUDED AREAS: GARAGE: 29 m²/317 sq ft, STORE AND OIL TANK: 4 m²/46 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

360
PICTURE UK