



Paddock Lodge, Oldershaws Lane,
High Offley, ST20 0NF

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**Freehold – Offers in the Region of
£825,000**



Features

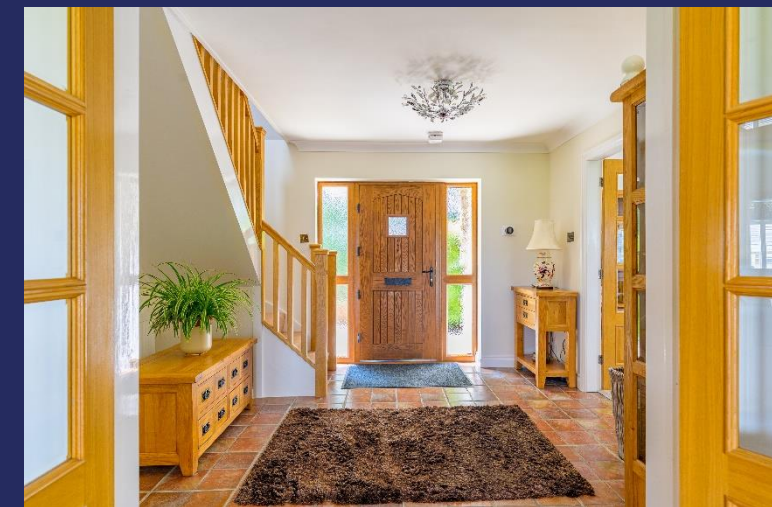
- **Stunning Detached Family Home in a Lovely Countryside Location**
- **Set in a Generous 2 Acre Plot – No Upward Chain**
- **Fabulous Views Over Open Countryside**
- **Versatile Living Accommodation**
- **Principal Bedroom with Magnificent Balcony Overlooking Grounds and Countryside**
- **Double Garage with Hobby Room Above**
- **Summer House, Greenhouse, Timber Stable Block**
- **Timber Office, Two Timber Storage Sheds, Potting Shed**
- **Extensive Gardens with Beautiful Patio Area**
- **Council Tax Band F, EPC Rating D**



BRIEF DESCRIPTION

Discreetly positioned, this home hides its true character from the outside world, yet once inside, it reveals itself as one of the area's most impressive homes. Set within a total plot of over two acres, including beautifully maintained Gardens and a Paddock, it enjoys some of the finest views you'll find locally. The living accommodation is wonderfully versatile and finished to a high standard throughout. Despite its tranquil countryside setting, it is only minutes from the A519 and around twelve minutes from Newport Town Centre.

The spacious Central Entrance Hall leads into a superb Kitchen and Dining Area with far-reaching views, which is complemented by a large adjoining Utility Room offering extra storage. There is a Ground Floor WC, a bright and airy through Lounge accessed from the hall, and a further stunning Sitting Room with a vaulted ceiling - a space that could equally serve as an Additional Bedroom if desired. The ground floor also includes a Guest Bedroom with an En-Suite and a Snug, originally a Bedroom, which the current owners thoughtfully **converted** to accommodate a family member as part of a partial annexe.





Upstairs, there are Two beautifully spacious Bedrooms, both with En-Suites and access to a Magnificent Balcony that makes the most of the outstanding views. Outside, the property continues to impress with a Detached Double Garage featuring an internal staircase to a Hobby Room above.

There is also a substantial Timber Stable Block, a Timber Office, Two Timber Storage Sheds, a Potting Shed, and a Greenhouse. The Gardens are extensive and in excellent condition, with attractive Patio areas, a Summerhouse, a vegetable garden, and an abundance of Parking and Hard standing - all set within the property's generous and well-planned Two Acre Grounds.



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LOCATION: Situated in the sought after village of High Offley, approximately 1 mile from the larger village of Woodseaves, with its Post Office and public house. The town of Eccleshall is approximately 4 miles away, which offers a wide range of facilities including independent shops, supermarket, pubs and restaurants and Newport is approximately 6 miles from away, with its High Street stores, smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Stafford and Telford town centre are approximately 10.5 miles and 16 miles distance. The property is approximately 6 miles from the A41, offering easy access to the West Midlands Road Network, in particular, the M6 to the North and the M54 to the South. The property is within easy commuting distance by car of Stafford, Telford, Cannock, Newport and Wolverhampton.

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, FT10 7QA or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport take the A519 in the direction of Eccleshall and continue for 2.9 miles. Just after Loynton Lakes turn left onto Loynton Sands the continue onto Grub Street. Turn left onto Oldershaws Lane, carry on along this lane and the property will then be located on the right hand side.

SERVICES: We are advised that the property has mains electricity, septic tank drainage, oil fired central heating and mains water are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Of com mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3QA

EPC RATING - D-57: The full energy performance certificate (EPIC) is available for this property upon request.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Move butler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Move butler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pare- Contract Enquiries. Vacant possession upon completion.

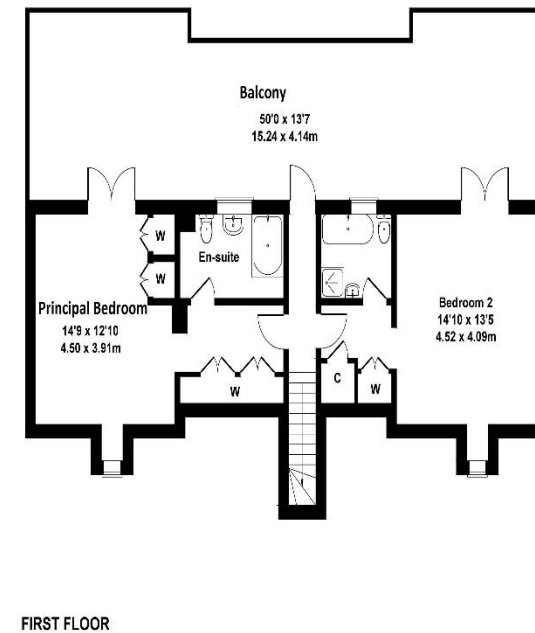
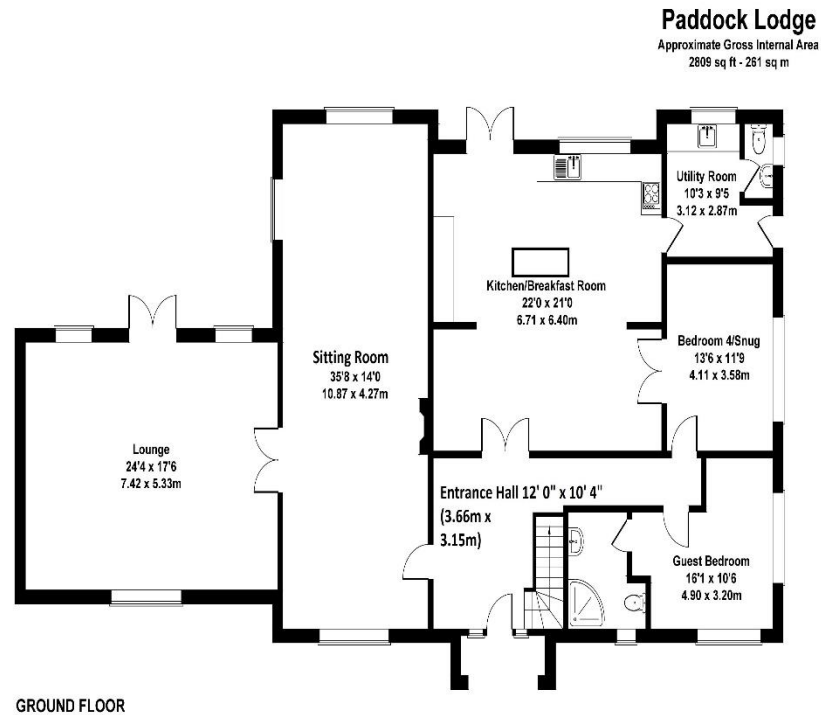
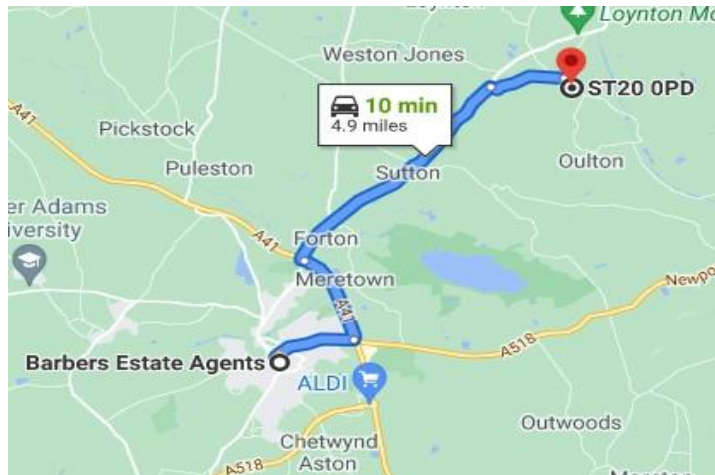
METHOD OF SALE: For Sale by Private Treaty.

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Not to Scale. Produced by The Plan Portal 2025
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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 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.



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