



Beech Grove, Newport Road, Wootton,

ST21 6HU

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**Freehold – Offers in the Region of
£1,250,000**



Features

- An Outstanding Detached Victorian Residence
- Sympathetically Modernised by the Current Owners
- Many Period Features Preserved
- Set in 2.38 Acres of Grounds
- Orangery, Gym, Cellar

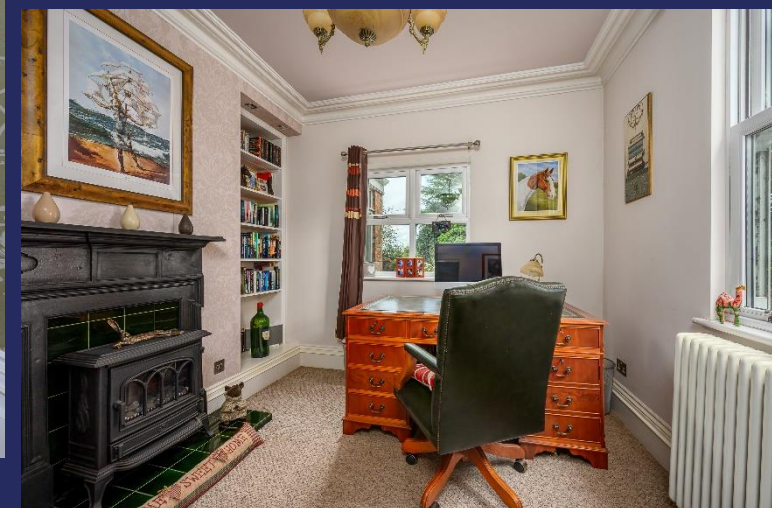
Five Bedrooms with Three En-Suites

Two Fenced Paddocks, Workshop

Detached Coach House, Ideal for Business Use

Private Beautifully Landscaped Gardens, Woodland, Double Glazing Throughout

Council Tax Band G, EPC Rating D



BRIEF DESCRIPTION

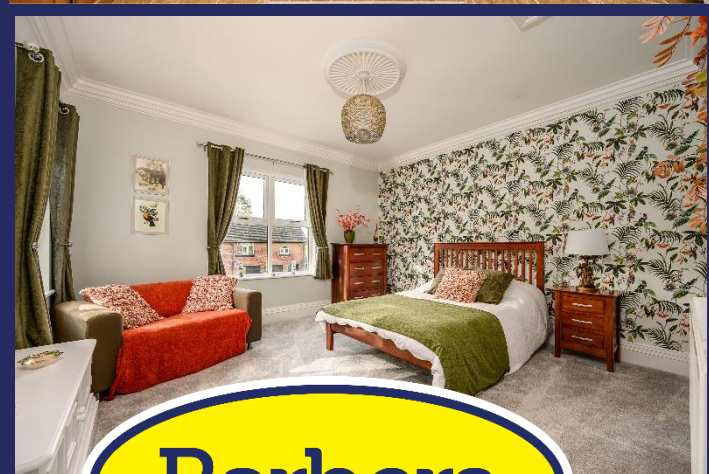
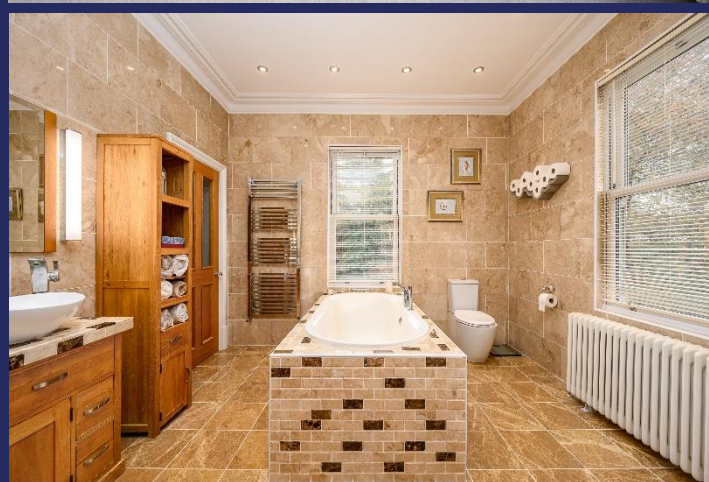
An outstanding detached Victorian residence built in 1855 that has been beautifully restored and sympathetically modernised by the current owners. The property has undergone a comprehensive program of improvement, blending elegant contemporary living with the timeless character and charm expected of a home of this calibre. Throughout the house, the fine period detailing has been preserved, including original cornicing.

The house is approached via an attractive frontage with side access leading to an impressive Entrance Hall, which flows through to a grand Central Hallway with original oak flooring. From here, doors open to the elegant Drawing Room, a cosy Snug/Sitting Room, Cellar and a Study, each offering generous proportions and period features. The Kitchen has been fitted to an exceptional standard, combining modern luxury with traditional style. It includes a range cooker, full-height larder fridge and extensive bespoke cabinetry.



Seamlessly adjoining the kitchen, the owners have created a stunning Orangery, flooded with natural light from its twin lantern skylights. This versatile space opens effortlessly to a Games Area and Summer Sitting Room, continuing through to a more formal Dining Room at the far end - the perfect layout for entertaining. Further accommodation includes a large Utility Room, a Rear Hall with Ground Floor WC and Cloakroom, Gym and Pantry. The kitchen also benefits from a secondary staircase leading to the first floor.

The principal staircase has been rebuilt in classical style, featuring a fine oak balustrade. The Principal Bedroom Suite offers access to a central Dressing Room and the beautifully appointed Main Bathroom, which also connects back to the landing. There are two further exceptionally spacious Double Bedrooms, each with their own En Suite Bathroom, along with an additional Double Bedroom and a large Single Bedroom.



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LOCATION: Beech Grove is located in the village of Wootton and just minutes from Eccleshall's vibrant High Street - with boutique shops, cafes, restaurants and historic charm. The nearby village of Woodseaves itself also benefits from having a local pub, post office, village hall and primary school. Newport with its High Street stores, smaller specialised shops and indoor market is approximately 7 miles distance. The more comprehensive, shopping, leisure and employment facilities offered by Stafford Town Centre (8 miles) and its Railway Station with links to London, Manchester, Liverpool and the North West. Telford Town Centre is also approximately 17 miles distance.

The property is conveniently situated close to the A519 providing easy access to the West Midlands road network, in particular, the M6 to the North and the M54 to the South.

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport, take A519 signposted Eccleshall and continue on this road through the village of Woodseaves. Carry on out of the village and continue for approximately 1.9 miles and the property will then be located on the left hand side as identified by our For Sale Board.

SERVICES: We are advised that the property has mains electricity, water, septic tank drainage and oil fired central heating 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 Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

EPC RATING - TBC

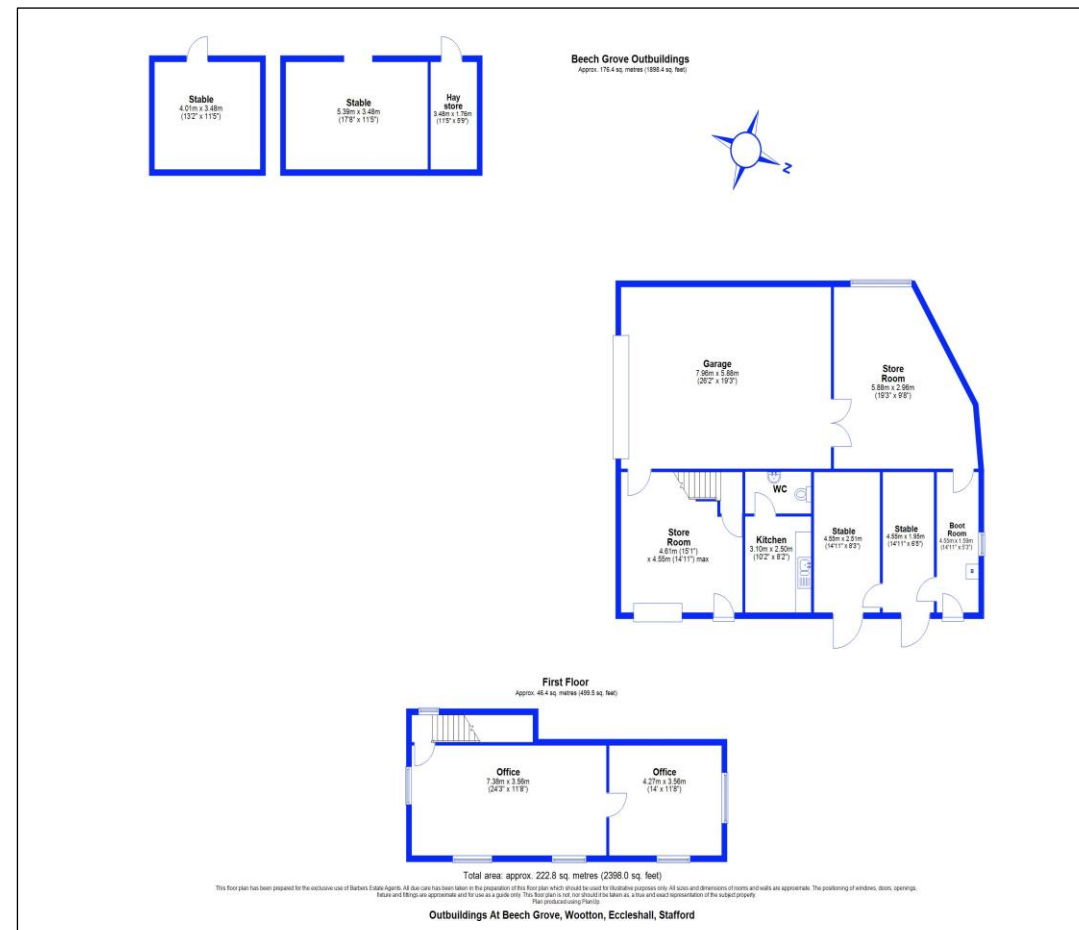
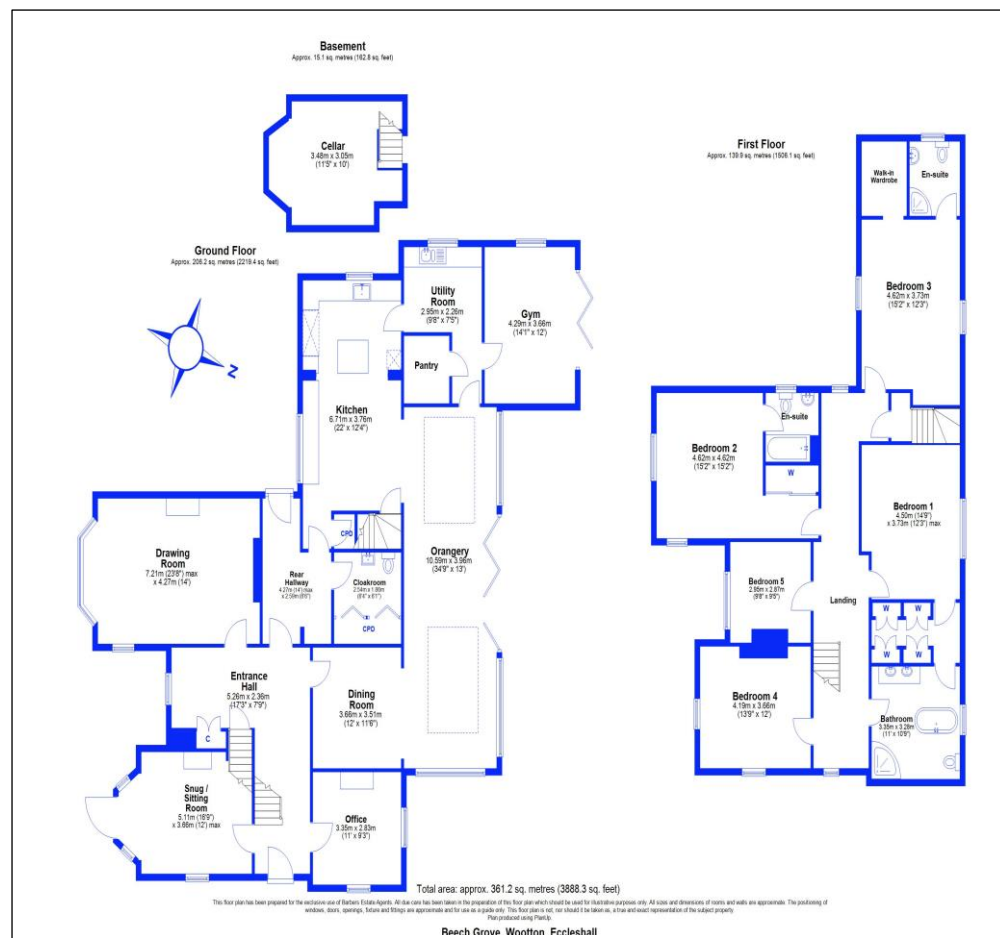
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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 Movebutler 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 Movebutler, and is non-refundable

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

METHOD OF SALE: For Sale by Private Treaty.





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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