



**THE COACH HOUSE, BUTTERTON, NEWCASTLE,  
STAFFORDSHIRE, ST5 4EB  
OFFERS OVER £695,000**

Nestled in the charming village of Butterton, Newcastle, this stunning four-bedroom detached former coach house is a true gem waiting to be discovered. Renovated to a high specification while preserving its original character features, this property exudes elegance and sophistication.

Situated on a generous and private plot, this home boasts beautifully landscaped gardens that will take your breath away. Picture yourself relaxing on the patio area, complete with an oriental-style bridge adorned with decorative lighting, a tranquil waterfall, and mist jets that create a magical evening ambience.

Internally accommodation briefly comprises of two large reception rooms currently being used as a lounge boasting brick built fireplace with log burner and separate Dining Room/Study/Office. The breakfast kitchen offers a vast range of wall and base units with granite work surfaces and a range style double oven, American style fridge freezer, wine cooler and further appliances. To the first floor is a split level landing offering four generous sized bedrooms, two having en suite shower rooms and each of the four bathrooms in the house featuring colour changing, illuminated Bluetooth mirrors that can play music and charge razors/toothbrushes whilst also featuring travertine tiling with underfloor heating. The family bathroom suite has a fantastic circular bath, and duo wash basins with illuminated, heated towel alcove and over the bath is a fabulous networked bathroom television with mirror finish and de-mist capability!

Security is paramount with gated front entrance, alarmed with full CCTV coverage, broadband-enabled features and Nest thermostat ensure that modern convenience is seamlessly integrated into this classic home.

Don't miss the opportunity to make this enchanting property your own and experience the perfect blend of luxury, tranquillity, and modern living!

PLEASE NOTE - Driveway & Garage are subject to separate negotiation - Please ask for further details.



**Ground Floor**

**Entrance Hallway**

**Lounge**

26'1" x 16'4"

**Kitchen/Breakfast Room**

15'9" x 15'3"

**Office/Study/Dining Room**

15'6" x 11'4"

**Utility Area**

3'6" x 2'7"

**Shower Room**

10'4" x 4'8"

**First Floor**

**Landing**

**Bedroom One**

13'0" x 12'4"

**En-Suite**

8'4" x 3'9"

**Bedroom Two**

10'3" x 9'7"

**En-Suite**

7'8" x 4'6"

**Bedroom Three**

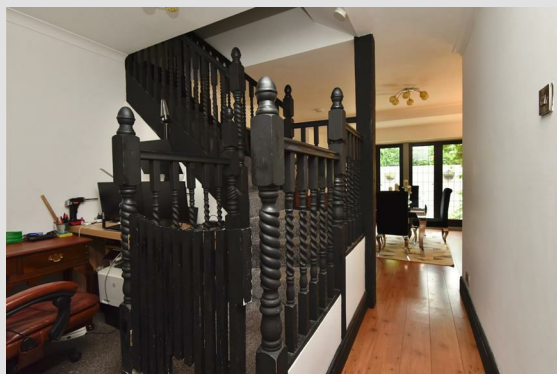
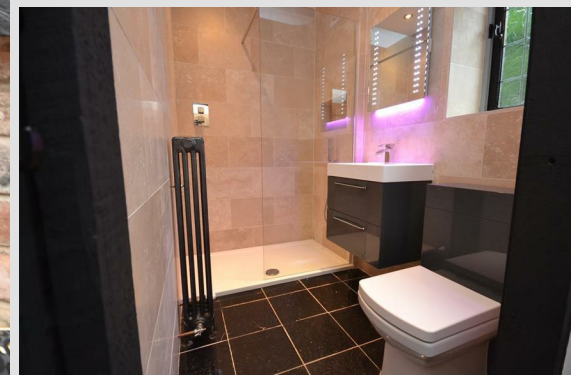
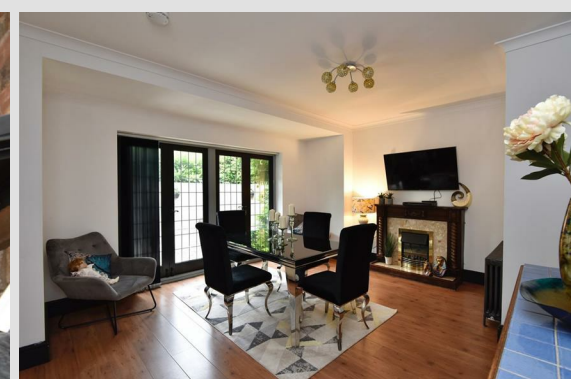
15'0" x 12'4"

**Bedroom Four**

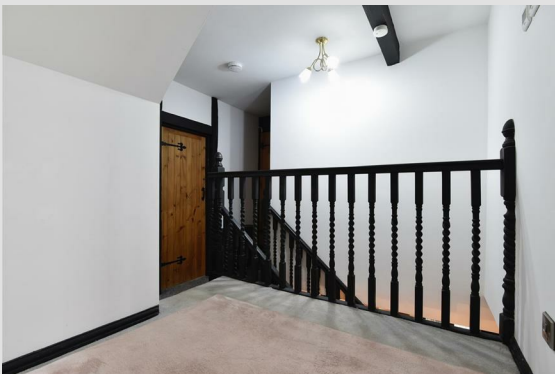
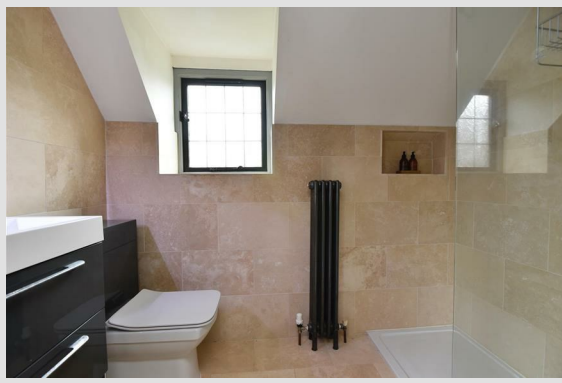
12'10" x 10'0"

**Bathroom**

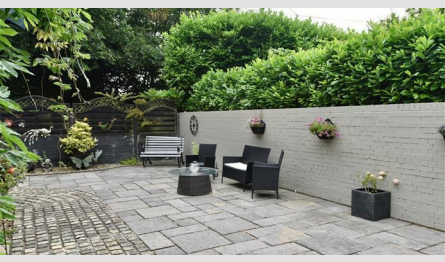
10'7" x 9'1"



- **Stunning Detached Family Residence**
- **Generous Accommodation Throughout, Perfect For Families**
- **Two Large Reception Rooms**
- **Fitted Breakfast Kitchen**
- **Four Excellent Size Bedrooms**
- **Two Ensuites**
- **Family Bathroom Suite**
- **Beautiful Landscaped Garden with Pond, Patio and Courtyard.**
- **High Specification Security & CCTV System and Electric Gates**
- **Set in Quaint, Semi Rural Hamlet Of Butterton**



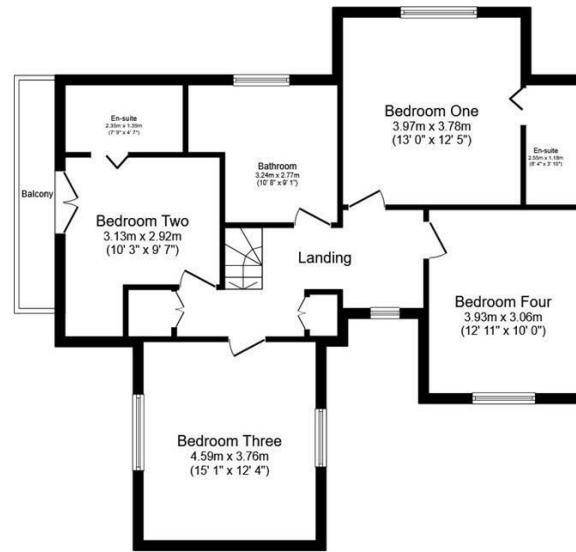




## Floor Plan



**Ground Floor**  
Floor area 94.0 m<sup>2</sup> (1,012 sq.ft.) approx



**First Floor**  
Floor area 81.6 m<sup>2</sup> (879 sq.ft.) approx

Total floor area 175.7 m<sup>2</sup> (1,891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		66	
		84	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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