



Denfield House
Stafford Road | Weston | Staffordshire | ST18 0HX

FINE & COUNTRY

DENFIELD HOUSE

Denfield House is an imposing 6-bedroom Victorian family residence situated in the village of Weston, within easy reach to the county town of Stafford. An immaculately presented property, the house creates a pleasant balance of old and new with spacious accommodation and character, including four reception rooms and two bathrooms over three floors with a cellar and sauna. The gardens are child friendly and private. In summary, an ideal family home in a popular location.



GROUND FLOOR

On entering Denfield House and this lovely Victorian period home, you really appreciate the character and pleasant balance between old and new, creating a very well-presented property. The entrance hall with its high ceilings and beautiful tiled flooring shows off the essence of its age and character with the addition of the neutral décor creating a spacious and light ambiance.

This continues into the dining room with its eloquent styling complimented by the exposed wooden flooring, high ceilings, feature fireplace and perfect for formal dining for those special occasions with family and friends.

Across the hallway the office again has a traditional styling and perfect for home working in its relaxed surroundings. The main reception room is a great place to unwind and relax in front of the wood burner stove, sitting in its impressive fireplace and the focal point of this room and being naturally light creates a feeling of space as well as cosiness, ideal for those cold winter nights.

French doors lead through to the equally impressive orangery with its vaulted ceilings and bi-fold doors opening to the rear gardens, creating a natural flow between inside and out. A perfect place for entertaining all year round especially for the summer months and those garden parties.

Off the hallway is the contemporary and modern kitchen/living room which has been modernised by the current owners and a perfect place to congregate with family and friends. As well as the modern appliances you would expect of a modern kitchen, the central island offers a great place to chat over a coffee or for a more relaxed setting in front of the TV. The addition of bi-fold doors creates easy access to the side gardens as well as natural light to the kitchen itself. There is also a useful utility room off the kitchen and a downstairs cloakroom off the hallway to complete the ground floor accommodation.









SELLER INSIGHT

“ This handsome property, situated on the outskirts of the Staffordshire village of Weston, is an exquisite Victorian home built around 1860. It has been meticulously updated to offer great comfort while preserving stunning period features. Nestled centrally within a delightful circa 0.75-acre plot, it features contemporary additions such as a breathtaking orangery with self-cleaning glass and a state-of-the-art kitchen living room completed in 2023. “When we first viewed Denfield House, we immediately fell in love with its character; the high ceilings, Minton floors, and large, dual-aspect bedrooms all create such unique charm,” say the owners. They add, “the house is much loved by the village, partly because it is one of Weston’s older homes, originally being the rectory.”

In addition to creating a more spacious environment, the owners have also future-proofed the three-storey house with the latest technology. “The property now features Cat 6 data cabling, underfloor heating in the kitchen and utility areas, dual-zone heating controlled via the Hive App, and complete home management through the Smart Life App.” The property boasts six bedrooms and a separate coach house, currently used as a triple garage and workshop with loft space above, an area offering the potential for conversion subject to planning permission. With beautiful lawned gardens, paved areas to enjoy all-day sunshine, and abundant space to park vehicles, this wonderful home caters perfectly to family and friends.

“We love the great sense of privacy, constant connection to nature, feeling of space, and the history of the building.”

“The new kitchen has become a favourite space where we enjoy spending time together. It’s a social area for cooking, with the breakfast bar comfortably seating six adults.”

“As a family home, it is perfect. There is plenty of space to be on your own, but it always has a warm, comforting feeling.”

“Both sunrise and sunset can be experienced from many of the rooms due to the height of the house and its grand windows. It’s also wonderful to watch the seasons change from the comfort of indoors.”

“The house is just a 300-meter walk from the village amenities, including a primary school, an active hall with basketball and tennis courts, and a local pub, The Woolpack. The village is very welcoming.”

“Weston is about five miles from Stafford and a mainline station, which has a direct service to London Euston taking around one hour and eighteen minutes.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first floor is very much in keeping with the ground floor styling and is presented to a very high standard, offering an abundance of space and light as you arrive from the main staircase. There are four bedrooms on this floor with the master having its own modern en-suite facilities.

All four bedrooms are comfortable doubles and offer light and airiness throughout, with the family bathroom being substantial in size and again presented to a high standard. A further cloakroom completes the first floor accommodation.









SECOND FLOOR

The second floor has a further two bedrooms and are currently presented as an entertainment and cinema room and again offers pleasant surroundings with the exposed character features on display.



THE CELLAR

The cellar is accessed from the hallway and includes a gym and sauna







OUTSIDE

The gardens that surround the property are mainly laid to lawn with substantial patio areas interspersed and surrounding the property. A perfect entertainment space and completely private and child friendly, there is ample parking to the front for numerous vehicles and a coach house for further storage, if required, with potential to develop further. The property is accessed via electric gates.





LOCAL AREA

Weston is situated within a 10-minute drive to the centre of the county town of Stafford in Staffordshire. Road networks give access to Stone and Lichfield via the A51. The nearest railway station is in Stafford offering access to London in approximately in 1.5 hours, Manchester in 1 hour and Birmingham in 30 minutes. There are many private schools for all ages within the area.



INFORMATION

Services, Utilities & Property Information

Utilities: Mains electricity, water, drainage and gas-fired central heating.

Services: Full-fibre broadband up to 1,300mbps and 4G/5G mobile phone coverage available – please check with your local provider. Access to an EV charging point.

CCTV or similar security system in operation.

Construction: Standard.

Parking: Garage parking for 3 vehicles and driveway parking for 4+ vehicles.

Property Information: Restrictive covenants on the title deeds – please speak with the agent for further details.

Tenure – Freehold

Local Authority: Stafford Borough Council
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01785 338585

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00am – 4pm

Offers over £ 1,200,000



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Denfield House, Stafford Road, Stafford
 Main House gross internal area = 3,967 sq ft / 369 sq m
 Garages gross internal area = 635 sq ft / 59 sq m
 Total gross internal area = 4,602 sq ft / 428 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.07.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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