



Rose Cottage
Hilderstone | Staffordshire | ST15 8RT

ROSE COTTAGE



Rose Cottage is a delightful character 5 bedroom detached family residence in Hilderstone situated 5 miles from the market town of Stone. A popular village with easy access to Uttoxeter, Lichfield and the county town of Stafford the property is presented to a high specification and offers versatile accommodation throughout making this an ideal family home. There are 5 reception rooms with a lovely garden room overlooking the rear gardens with 5 bedrooms on the first floor with the master bedroom having its own en-suite facilities. In summary, a modern family home with fabulous countryside views in a popular location

GROUND FLOOR

On entering Rose Cottage, you immediately feel a sense of calm and serenity with the exposed traditional features that flows throughout this lovely cottage. This begins with the entrance porch with its exposed wooden flooring, internal doors added together with the neutral décor giving a pleasant ambiance overall. This continues into the dining room which offers spacious formal dining whilst allowing natural light to flood in from the rear garden via the rear windows and French doors, while still retaining the cozy feel with the fireplace and its log burner as the focal point of the room complimented by the exposed beams to the ceiling and wooden flooring. The snug sits off the dining room and is well named with its fireplace centred to the room but still allows natural light to flood in from the double aspect position of the windows to the room. Equally the study is a perfect place to work in peace and quiet with lovely views over the gardens to the front and side. The kitchen/breakfast room again sits off the dining room and has a pleasant balance between traditional farmhouse style features and modern contemporary living. Included with a central island, a perfect place to congregate with family and friends the wooden work surfaces and traditional features balanced with a feeling of spaciousness with light and airy décor as well as the modern appliances you would expect. The breakfast area is positioned in a convenient location and the separate utility room sits off the kitchen. The sitting room continues the theme of being light and airy and being a spacious and sociable room at the same time with the feature fireplace with log burner being the focal point. A lovely room to relax and unwind as is the garden room which sits off the sitting room and offers great views over the rear gardens with French doors allowing access to the gardens as well as windows to both sides allowing natural light to flood in. A downstairs cloakroom off the entrance hall completes the ground floor accommodation.





SELLER INSIGHT

“Rose Cottage is a hidden gem that we had frequently driven past for many years. It wasn't until our first visit that we started to appreciate the grandeur of the property with its impressive, sweeping driveway and turning island, imposing triple garage, and large, private, south facing rear gardens. The edge of village location also appealed as it offered the best of both worlds with fantastic countryside views from all sides of the property and easy access to major travel networks, towns, and cities,” say the owners.

“We've lived here for nearly 5 years. We had a new kitchen fitted within the first 6 months and have continued to improve and modernise the property throughout our time here. We recently installed a new system for the electric gates to allow remote access via our phones and have also had a new Sewage Treatment Plant, new boiler, and new ensuite shower fitted off the master bedroom. We have spent many hours transforming the outdoor space and the addition of a summer house and gazebo have provided us with different areas in the garden to sit and enjoy the wonderful views.”

“We have found the location to be excellent with lovely scenic countryside walks right on the doorstep and the market town of Stone with its excellent amenities is close by. Here you will find great schools, restaurants, bars, shops, and a newly constructed theatre. We often take a walk along the canal to the marina to enjoy a glass of wine and a meal whilst watching the boats come and go.”

“We have looked to combine a more modern interior whilst still retaining the character of the original cottage. Every room has large windows which gives plenty of natural light. The kitchen has been the hub of the home and the main dining room is ideal for hosting dinner parties or just relaxing with family and friends with a glass of wine in front of the log burner. My personal favourite is the light and spacious lounge with its dual aspect windows looking out onto the garden, as well as the beautiful garden room where we can relax all year round.”

“The garden is perfect for relaxing and entertaining and we've enjoyed several 'big' birthday celebrations here, as well as entertaining family and friends on a regular basis. The rear lawn could easily accommodate a large marquee for a special occasion.”*

* 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 theme of the ground floor in terms of styling and décor with a very spacious landing that leads to all the bedrooms with the master having its own en-suite facilities. All the bedrooms are doubles and presented to a high presentation equally with neutral décor with traditional features throughout.









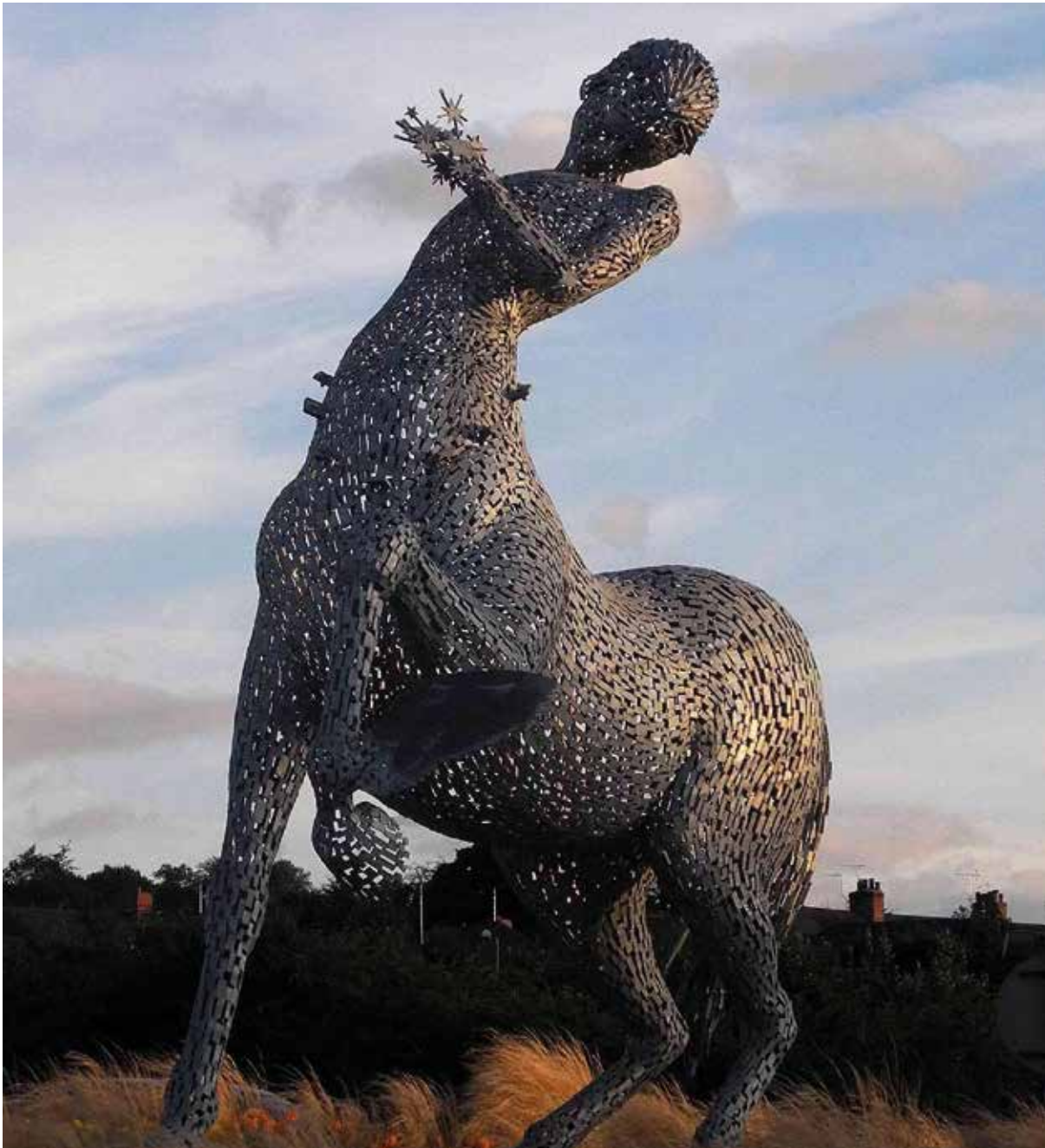




OUTSIDE

The Property is accessed via electric gates and a sweeping driveway leads to the front of the property with a turning circle giving ease of access as well as a triple garage with covered wood store to the side. There is ample parking for numerous vehicles and the gardens surround the property with a substantial lawned area to the rear. Several pleasant well placed seating areas are situated throughout the gardens and are enclosed by mature shrubs and offer privacy as well as being child friendly.

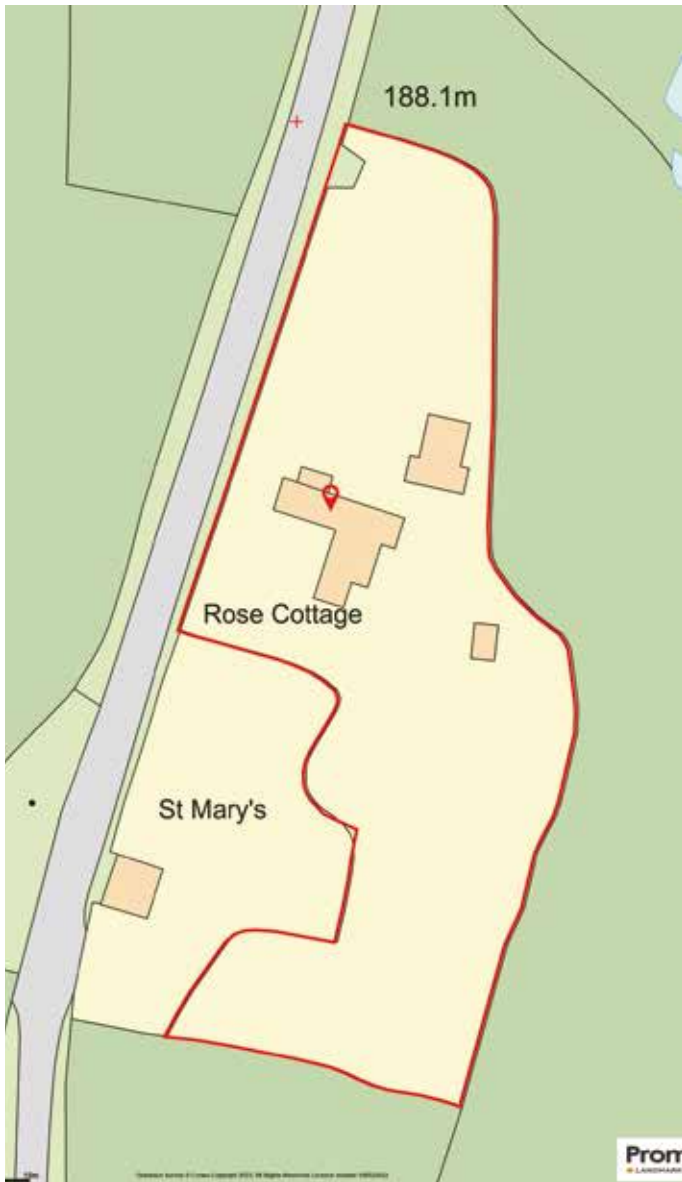




LOCAL AREA

Hilderstone is situated approximately 3 miles easterly of the market town of Stone and approximately 7 miles from the county town of Stafford. The A51 and A34 giving access to the national road networks. The nearest railway station is Stafford, Stone or Rugeley Trent Valley offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.





INFORMATION

Services
Mains Gas Central Heating and Septic Tank

Council Tax Band E

Local Authority
Staffordshire Borough Council

Tenure - Freehold

EPC Rating C

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01889 228080

Website
For more information visit www.fineandcountry.com/staffordshire

Opening Hours
Monday to Friday 8.00 am - 8.00 pm
Saturday 9.00 am - 4.30 pm
Sunday 10.00am - 4pm

Rose Cottage Sandon Road, Hilderstone
 Approximate Gross Internal Area
 Main House = 2521 Sq Ft/234 Sq M
 Garage = 666 Sq Ft/62 Sq M
 Total = 3187 Sq Ft/296 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8561580/JCR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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 PARTNER AGENT

Fine & Country Staffordshire
07957 299705
email: karl.rusk@fineandcountry.com

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

