



The Lodge  
Oulton | Norbury | Stafford | Staffordshire | ST20 0PG



# THE LODGE

*The Lodge is a character driven property situated close to Norbury junction in a semi-rural position with outstanding views over open countryside. The house includes 3 bedrooms, 3 reception rooms, a conservatory and 2 bathrooms, with a separate outbuilding currently used as an office but could easily be its own detached annexe. There is a further detached double garage with separate accommodation above. In summary the property is well presented throughout and has the flexibility and adaptability to change to your own needs.*







# GROUND FLOOR

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On entering The Lodge you arrive in a well-presented family home which is light and airy with a pleasant balance of traditional features. This is most apparent in the dining room with the exposed beams, wooden flooring and complemented by the internal doors and their styling. The double doors lead through to the sitting room, which is spacious as well as cosy and especially as the fireplace being the focal point of the room, a perfect place to sit in front of on those cold winter nights. This then leads through to the conservatory which offers some great views over the rear gardens and a great place to relax. The kitchen off the dining room maintains the traditional ambiance with the wooden features throughout whilst still maintaining the practicalities of modern living. A very tranquil snug sits off the kitchen and offers again a cosy ambiance. A utility room sits off the snug and downstairs cloakroom off the entrance hall completing the downstairs accommodation.

















# SELLER INSIGHT

“We came across this house by chance, while trying to find a route to Stafford,” say the current owners of The Lodge. “This was before the advent of Sat Nav, and we took a wrong turn. We saw a for sale sign and as the owners were outside doing some gardening, they were quite happy to let us have a viewing.”

“At that time, the house and the gardens were basic,” the owners continue, “but we had a vision of what the property could become. Since then, we have extended the house by adding a snug which is used all the time; and a master bedroom with a balcony overlooking the garden and surrounding fields. The other bedrooms also have country views, which change with the seasons. We had a double-glazed conservatory built, where we often read, play music or simply relax and watch the small fish and very large Koi sedately cruising around the newly installed pond. A single lounge diner was converted into a lounge with an open woodburning fire for cosy winter nights, with a separate dining room to entertain family and friends.”

Outside, the gardens serve as an extension of the indoor living and entertaining spaces. “To better enjoy the garden, we laid a large York stone patio with direct access from the snug and garden table and chairs for al fresco dining,” the owners say. “We have various pots and shrubs on the borders of the patio. We also built a pergola and planted a variety of climbing plants, including Wisteria, Clematis and Honeysuckle. They have all grown and their beautiful flowers intermingled. On warm evenings, we often sit and relax on the patio, enjoying the heavy fragrance of the honeysuckle, or sit in the shade of the pergola on a hot summer’s day. We share the garden with a range of wild birds as well as pheasants and the occasional partridge.”

The tranquil setting of the property has much to recommend it, too, offering the best of both countryside and convenience. “We will miss the peace and quiet and the beauty of living here,” the owners say. “We have no close neighbours and the lane we live on has very few vehicles passing – mainly tractors and horses! There are country walks and a canal nearby, with the Junction Inn pub/restaurant on the canal within short walking distance, along with narrow boat moorings and Chandlery. Access to amenities is easy, with Newport in Shropshire via Junction 14 on the M6, and the lovely town of Eccleshall, both only 15 minutes away for shopping and dining out. Harper Adams Grammar school and local primary schools are also nearby for families with children.”\*

\* 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

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The first floor has 3 bedrooms with the master having the benefit of its own fitted wardrobes, ensuite facilities and its own balcony to sit out on and enjoy the views over the rear gardens and open countryside. The remaining 2 bedrooms are light and airy and complimented by the modern family bathroom.

























# OUTSIDE

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The gardens to the rear are mainly laid to lawn interspersed with mature shrubs with a substantial water feature and includes a potting shed. There is a separate detached office which has its own toilet facilities and kitchen and could be converted easily into further accommodation as a fully-fledged annexe. There is parking both to the front of the house and the office with a further detached double garage to the front including a staircase to further accommodation above.







# LOCAL AREA

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Norbury is situated and within a 15minute drive to the centre of the county town of Stafford. Road networks give access to Stafford and Newport via the A518. The nearest railway station is in Stafford 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, Utilities & Property Information

Mobile Phone Coverage – 4G

Broadband Availability – Superfast Broadband up to 80 download mbps 20 upload mbps

Special Note – none

Tenure – Freehold

**Local Authority:** Stafford Borough Council

Council Tax Band: F

## Viewing Arrangements

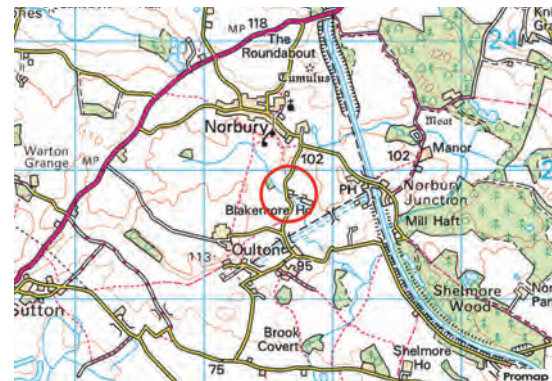
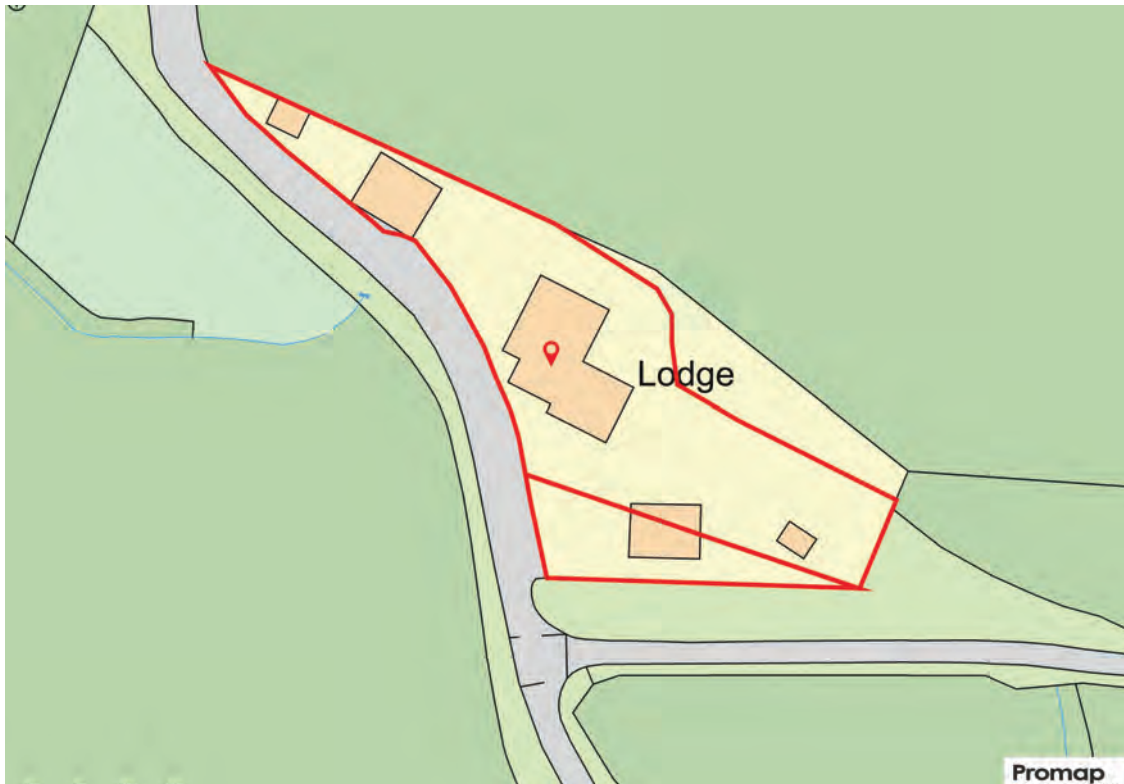
Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

## Opening Hours

Monday to Friday 8.00 am – 8.00 pm

Saturday 9.00 am – 4.30 pm

Sunday 9.00am – 4pm



*Offers over £800,000*

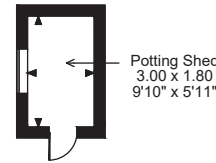
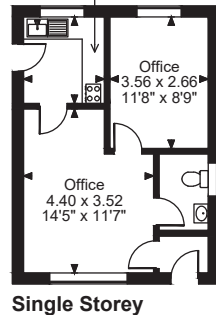
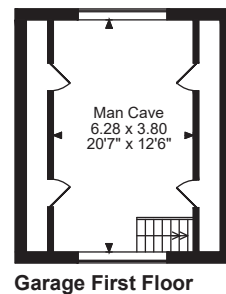
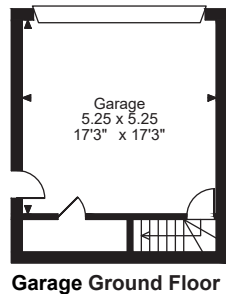
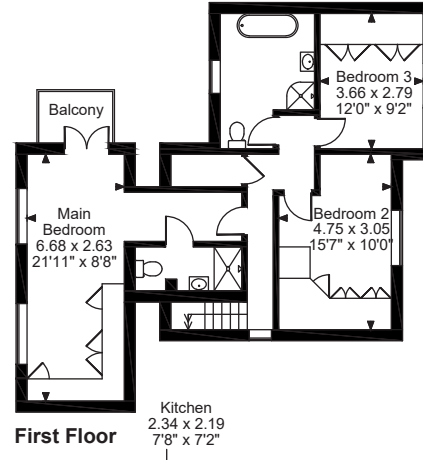
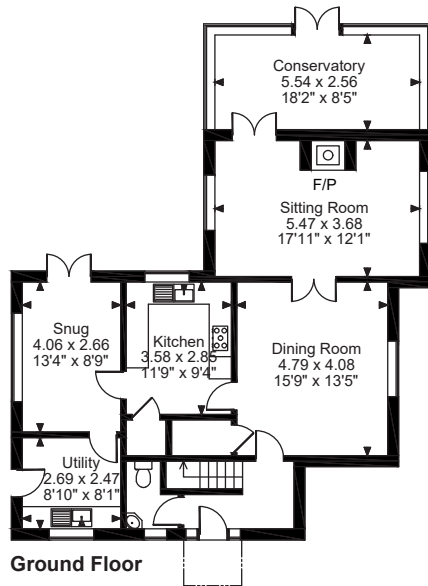
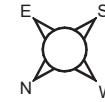
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**The Lodge Oulton, Norbury, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 1810 Sq Ft/168 Sq M**  
**Garage = 695 Sq Ft/65 Sq M**  
**Single Storey/Potting Shed = 431 Sq Ft/40 Sq M**  
**Balcony external area = 30 Sq Ft/3 Sq M**  
**Total = 2936 Sq Ft/273 Sq M**



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The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		







# FINE & COUNTRY

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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.

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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*



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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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