



Jubilee Cottage
Fradswell | Stafford | Staffordshire | ST18 0EY

JUBILEE COTTAGE

Jubilee Cottage is a characterful, detached country family home, nestling in just over 1 acre of land. Secluded gardens surround the property, offering unrivalled views of the countryside. Positioned in the Staffordshire village of Fradswell, this family home offers 4 bedrooms, 2 bathrooms, 4 reception rooms, a detached sun lounge, sheltered verandah and an annexe currently used as an impressive office suite with accommodation, but offering endless possibilities including multi-generational living. The annexe also includes a wine cellar/bar and an area currently used as gym and relaxation rooms. In summary, a well-presented family home in an idyllic countryside location.



GROUND FLOOR

Jubilee Cottage welcomes you with a light, airy ambiance, balanced with neutral décor and character features such as exposed wooden flooring. A large, farmhouse-style kitchen with light colours and style creates an open plan feeling throughout, complimented by exposed wooden beams and views of the courtyard. The Aga, focal point within the room, makes the kitchen a warm, social space to gather with family and friends. The kitchen flows through to a separate utility room and useful pantry, which leads on to a sheltered verandah.

Off the hall, the dining room is spacious and airy, offering the perfect place for dining on those special occasions, or a cosy area for winter nights, relaxing in front of the log burner.

The dining room leads into the main reception room, a wonderful room to socialise, relax and unwind with the picture window giving stunning views over the gardens. Again, a very light, airy room, allowing a natural flow to the rear gardens via the sliding doors.

The sitting room sits off the hall and is naturally warm and light, flowing into the ground floor conservatory with its magnificent garden views. The perfect place for a morning coffee. A downstairs W/C off the side entrance completes the downstairs accommodation.









SELLER INSIGHT

“ Jubilee Cottage is a superb late Victorian property. The present owners, Barry and Jakkie explain that they viewed many houses, but when turning into the driveway of Jubilee Cottage, passing the lush woodland, and entering the spacious courtyard giving their first glimpse of the house, they knew immediately that this was to be their new home.”*

* 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 like the ground floor is equally spacious light and airy with four double bedrooms including the master bedroom having its own en-suite facilities. All the bedrooms are well presented with wonderful uninterrupted garden views. The large, attractive family bathroom offers delightful

meadow views. Bedroom 3 also gives access to the magnificent first-floor conservatory opening onto its sheltered balcony, both of which offer uninterrupted views across the Staffordshire countryside, across to the Welsh Hills.









ANNEXE

The annexe is perfect for multi-generational living, studio space, Airbnb, conference facilities ...the possibilities are endless. It is currently being used as an imposing office suite, with patio doors leading out onto the generous courtyard with pizza oven. The annexe also boasts a bedroom with dressing room, lounge, kitchenette, shower room and store room. There is also scope to develop into the fully boarded roof space if required.







OUTSIDE

The majority of the grounds are laid to lawn with easy-to-maintain mature borders, fruit trees, rose bed and useful open Dutch barn. Outbuildings include a substantial sized sunroom, overlooking the patio and lawns and 2 brick-built storage sheds. Connected to the annex is a self-styled wine cellar/pub as well a gym and entertainment space currently used for a hot tub and wet room. The property is accessed via an attractive drive bordered by woodland and meadows. The courtyard offers parking for numerous vehicles.



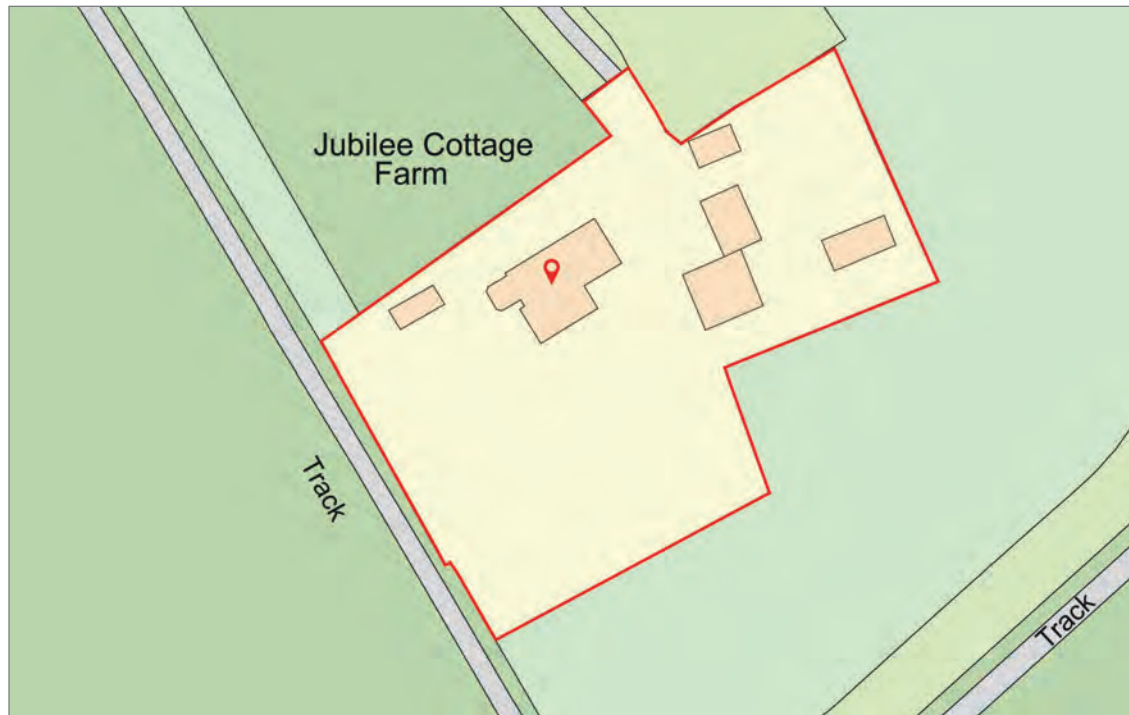


LOCATION

Fradswell is situated approximately 7-miles north east of the county town of Stafford and similarly to the market town of Uttoxeter. Excellent road and rail links give access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION



Services, Utilities

Oil Fired Central Heating and Cess pool

Mobile Phone Coverage - 4G

Broadband Availability - Ultrafast Broadband with Download speeds of up to 1000 Mbps, Upload 220 Mbps

Tenure - Freehold

Local Authority: Staffordshire County Council and 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 - 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday - 9.00am-4pm



Guide price £ 1,000,000



Registered in England and Wales.

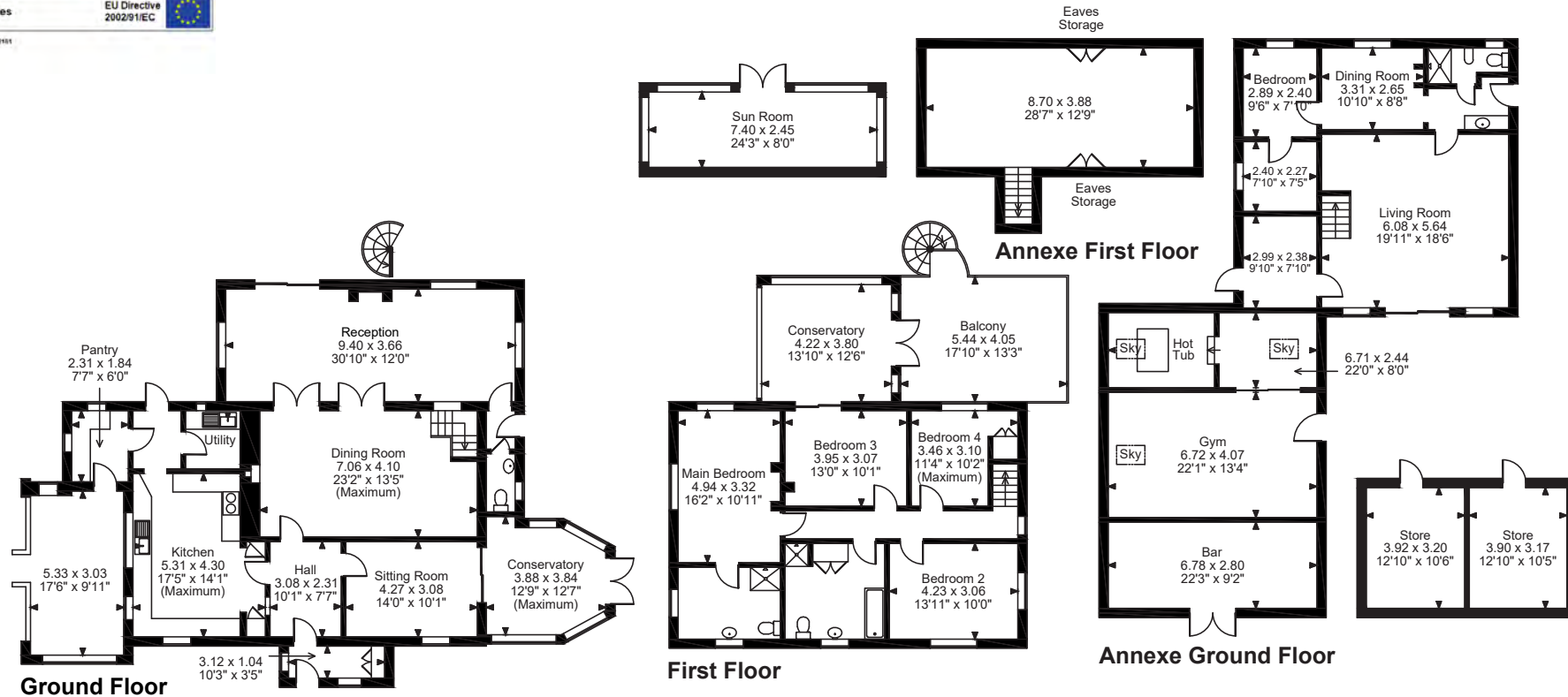
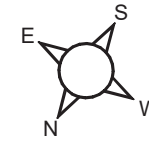
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
97 - 100	A		
81 - 97	B		
65 - 80	C		75
49 - 64	D		
33 - 48	E	43	
17 - 32	F		
1 - 16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SRN: 2507-1506-1324-7981-2101

Jubilee Cottage, Fradswell, Stafford
Approximate Gross Internal Area
Main House = 2641 Sq Ft/245 Sq M
Annexe = 1156 Sq Ft/107 Sq M
Outbuildings = 1171 Sq Ft/109 Sq M
Balcony external area = 249 Sq Ft/23 Sq M
Total = 4968 Sq Ft/461 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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 05.09.2024





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.

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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



KARL RUSK

PARTNER AGENT

Fine & Country Staffordshire

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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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