



54 Weeping Cross  
Stafford | Staffordshire | ST17 0DL

## 54 WEEPING CROSS

*54 Weeping Cross is a substantial detached family residence, situated in the popular Weeping Cross area, on the outskirts of the County town of Stafford and its links via rail as well as the national park.*

*An immaculately presented and individually designed by the current owners with a high-quality specification finish. The accommodation over 3 floors includes 5 bedrooms, 4 bathrooms and 3 reception rooms as well as a substantial converted basement with Office, Gym/Spa and Games room.*

*In summary this property is situated in a popular location and making an ideal family home.*



# GROUND FLOOR

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On entering this lovely property you are immediately impressed by the amount of detail and the high specification finish of this open plan modern family home. This is no more exemplified by the substantial reception hall complimented with its exposed wooden features and neutral coloured styling. An ideal room to greet family or friends the reception hall gives you an expectation to what comes next with the other reception rooms including the kitchen/dining room where you really appreciate the scale and design of the ground floor. This is a room which caters for all the needs and practicalities of modern living today, a natural place to congregate with the family around the island for an informal chat. If your entertaining, a chef's dream awaits with all the latest modern appliances available while the kids can keep themselves entertained such is the flexibility of the space available. The living room positioned at the back of the house offers a pleasant balance of contemporary and coziness with the fireplace being the focal point of the room whilst still maintaining an open plan ambience. Bi-fold doors open to the rear garden and ideal for those summer occasions to entertain. The study towards the front of the house is ideal for those homeworkers and separate storage is available in the entrance lobby and off the reception hall and off the downstairs cloakroom. A separate utility/laundry room is positioned off the kitchen with internal access to the double garage.





# SELLER INSIGHT

“ From the moment we first stepped inside, we knew 54 Weeping Cross was special. It was a home filled with a lovely, warm energy, and we were captivated by its story. The previous owners built it themselves and lived their entire lives here, and you could feel the happiness that had soaked into its walls. As an interior designer, I was thrilled to undertake a full renovation in 2019, pouring my heart into bringing this wonderful house back to life while preserving its joyful spirit.

What we discovered, and what everyone who visits comments on, is the incredible sense of light and space. It's a bright, airy home that feels so much larger than you would imagine from the outside. The welcoming hallway and staircase are flooded with natural light, creating a beautiful first impression. The heart of our home is undoubtedly the large, open-plan kitchen. It's where we cook, chat, and host—a sociable, inviting space where everyone naturally gathers.

This has been the most incredible home for entertaining. We're known as the 'host house' among our friends and family, and we've celebrated countless Christmases, New Year's Eves, and birthdays here. There's more than enough room for everyone to feel comfortable and enjoy themselves. But it's also a home of quiet moments and personal sanctuaries. For me, the home gym/SPA has been a gift—a little retreat where I can spend an hour each morning after my daughter leaves for school.

The garden is another hidden gem. It's private, tucked away, and feels wonderfully secluded and peaceful, thanks to the protected woodland behind us. From the road, you'd never even know the house was here. The generous driveway is perfect for when guests visit, and the garden itself holds so much potential for someone to make it their own.

The community here is just as lovely as the home itself. We have friendly neighbours, and everything you could possibly need is just a short walk away—outstanding schools, local shops, hairdressers, takeaways, and charming cafés. Being so close to Cannock Chase has been a real joy. I'll dearly miss my monthly walks with friends, followed by a cosy pub lunch.

What I'll miss most about living here is the peacefulness, the sense of space, and the proximity to nature. It has truly been a wonderful and happy home, and we're excited for its next owners to enjoy as we did and create their own beautiful memories here.”

\* 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 like the ground floor is presented to the highest standards complimented by the neutral décor and styling with the exposed wooden aspects very much on show. The landing itself is spacious and light and offers easy access to the 5 bedrooms on this floor which in turn are all comfortable double rooms with the master and bedroom 2 having their own ensuite facilities. The master bedroom is positioned at the back of the house with views over the rear garden and being substantial in size has fully fitted wardrobes to one wall offering plenty of storage opportunities. The en-suite is presented to a high specification with its welcoming styling. Bedroom 2 also has its own well-presented en-suite facilities as well as the remaining bedrooms complimented by the equally impressive family bathroom.











## Basement

The basement is equally impressive as the rest of the house with flexibility for multiple options due to its size. Currently set up as gym/ spa, games, cinema room and office each area is presented to a high standard and offers any new homeowner the choice of lifestyle they wish whether keeping the current set up or putting their own stamp on this substantial space.



# OUTSIDE

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The majority of the rear gardens are laid to lawn surrounded by mature shrubs with a substantial patio area adjacent to the rear of the property which are private and child friendly. There is a substantial private drive leading to the front of the house offering ample off-road parking in front of the double garage.





# LOCATION

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54 Weeping Cross is situated in the popular Weeping Cross area and close to popular schools and the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour.



# INFORMATION

## Services

Tenure: Freehold

Council Tax Band: F

Local Authority: Staffordshire County Council and Stafford Borough Council

EPC Rating: C (Valid until 20 August 2027)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Underfloor Heating System

Broadband: FTTC / Ultrafast Fibre Broadband and Private Starlink Satellite Broadband connection available. We advise you to check with your provider.

Mobile Coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Driveway and Garage

## Viewing Arrangements

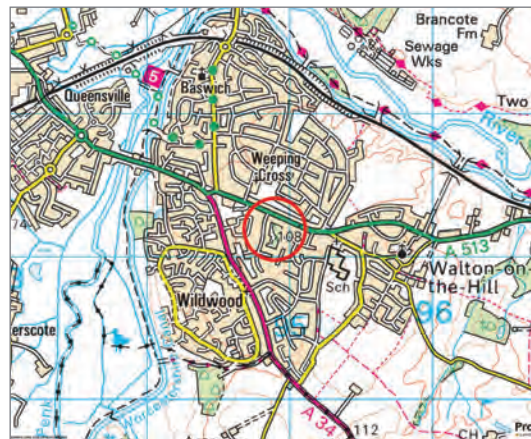
Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

For more information, please visit <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

## Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm

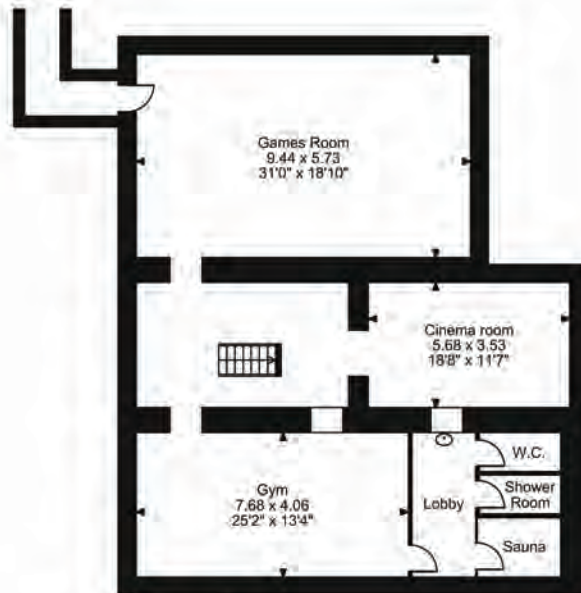
*Guide price* £1,200,000



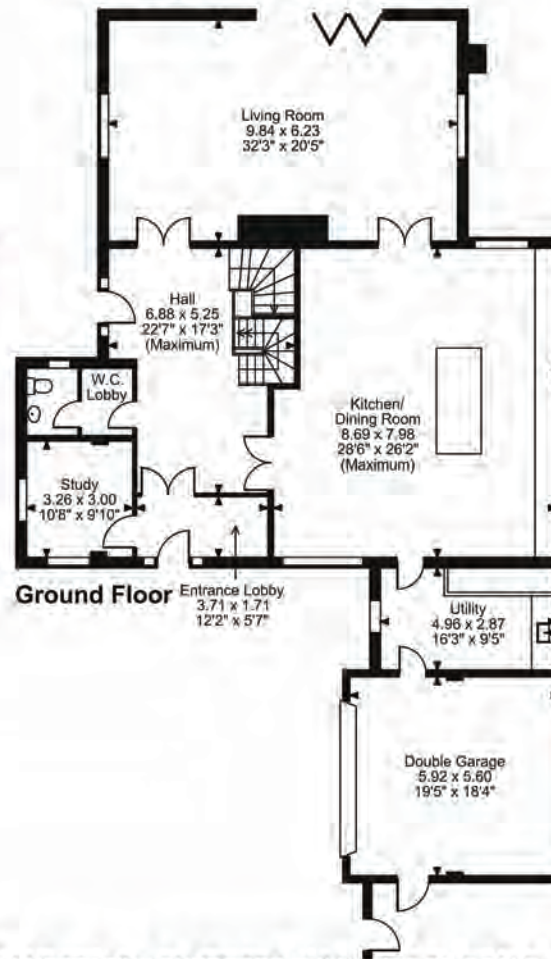
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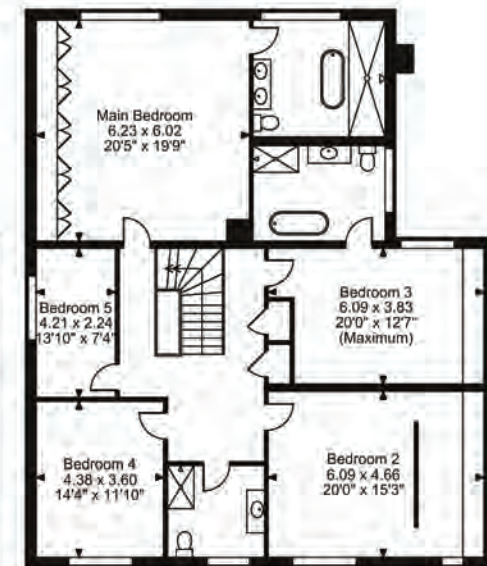
**Weeping Cross**  
**Approximate Gross Internal Area**  
**Main House = 5702 Sq Ft/530 Sq M**  
**Garage = 357 Sq Ft/33 Sq M**  
**Total = 6059 Sq Ft/563 Sq M**



**Basement**



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		61 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

PARTNER AGENT

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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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