



The Mews, Hanchurch, Staffordshire, ST4 8SD



A delightful 3 bedroom oak framed thatched cottage with extensive gardens.

Summary of accommodation

Ground Floor

Porch | Entrance hall | Sitting room | Kitchen | Living room | Utility | Guest WC

First Floor

Principal bedroom with en suite shower room | Guest bedroom with en suite bathroom | Third bedroom/Dressing room

Garden and grounds

Shared driveway | Terraces | Gardens

In all approximately 1.26 acres.

Distances

Trentham 1.8 miles, Newcastle-under-Lyme 4.1 miles, Stone 7.3 miles

Stafford town and station 14.5 miles, Manchester Airport 38 miles

East Midlands Airport 46 miles (Distances and time approximate).



Situation

Nestled within the Hanchurch Conservation area, The Mews is set within a prominent position on the edge of Hanchurch village, benefitting from outstanding views. Just over a mile away is the larger centre of Trentham which offers an Open Championship golf course as well as the regionally renowned Trentham Gardens; an excellent leisure facility with Italianate gardens, shopping village, eateries and a garden centre. Further afield, Stone offers shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in October. There is an excellent range of schooling within the immediate area and a selection of these include St Dominic's Priory School, Newcastle-under-Lyme School, Alleyne's Academy, Yarlet School and Stafford Grammar.

Accessibility is excellent with the M6 at J15 less than a mile away, whilst a few miles to the north is the A50 offering an easy link to the M42 and M1. Stoke Station offers direct trains to London Euston in just one hour and twenty eight minutes, whilst both East Midlands and Manchester Airports are within an hour's drive.



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The Mews

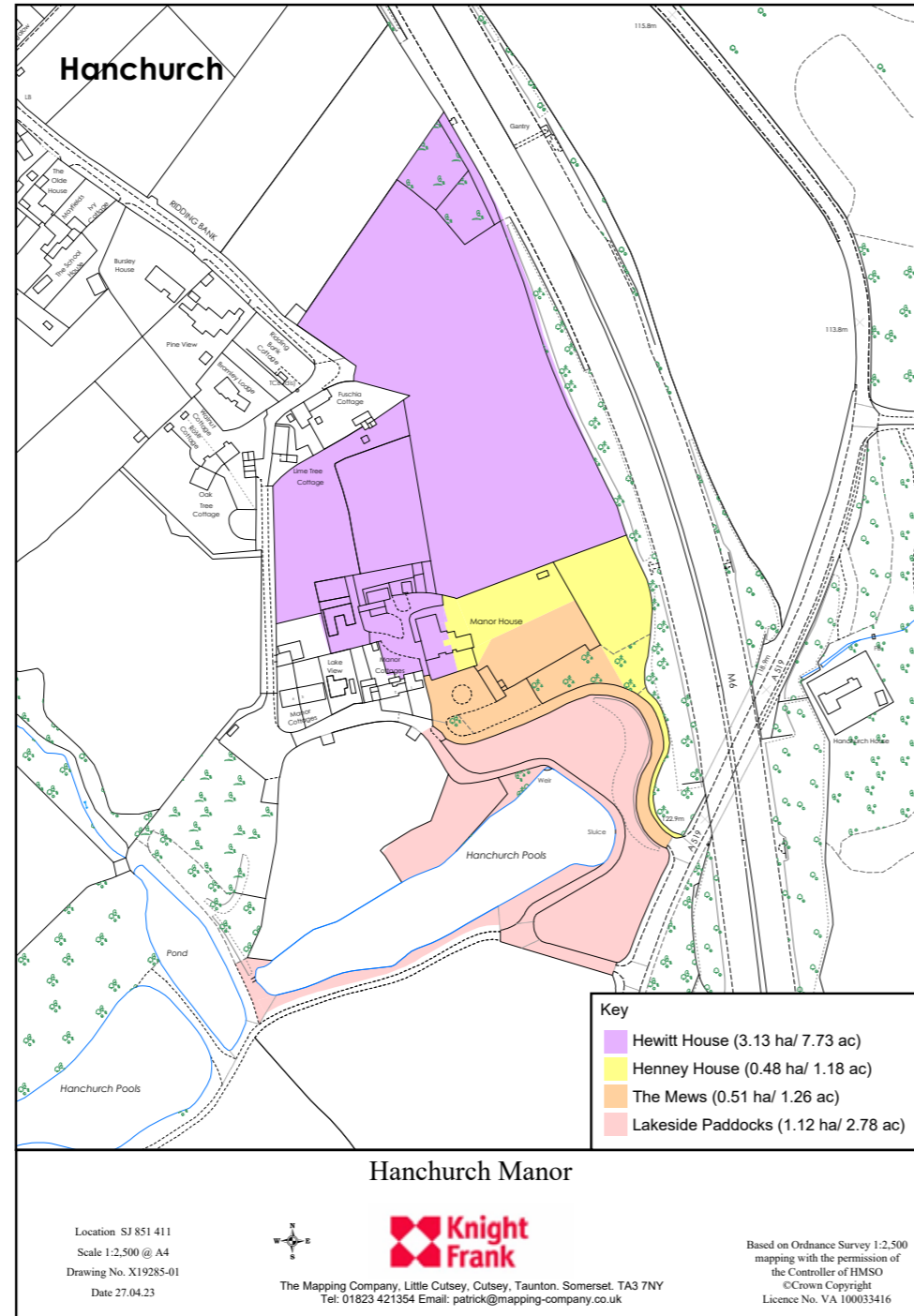
Lovingly restored to the highest of standards, The Mews is a delightful grade II listed oak framed thatched cottage which is thought to date back to the 17th century.

Meticulously renovated, The Mews now offers the ideal blend of a period property with modern installations.

An oak frame porch opens to a feature entrance hall, with split oak staircase rising to the first floor landing. To one side of the entrance hall is a bright, dual aspect sitting room with a gas wood burner style fireplace and pleasant views to both the front and rear. A doorway off the opposite side of the entrance hall offer access to the spacious kitchen, which has a range of wall and floor cabinetry. Integrated appliances include a microwave and dishwasher, whilst there is a handy utility area with a guest WC off. The kitchen opens to a further triple aspect sitting room with outstanding views across the Hanchurch pools and surrounding countryside.

The oak staircase splits, with one side offering access to the principal suite offering an exceptionally spacious dual aspect bedroom with high, part vaulted ceiling. There is an en suite shower room which leads to a dressing room with a range of fitted wardrobes. The dressing room could be converted back to a bedroom, which would have a Jack and Jill en suite, if required. Off the opposite side of the staircase is the stunning guest suite. A vast bathroom with roll top bath and separate shower leads through to an exceptional vaulted bedroom, with exposed oak frame which is glazed within the voids to create a floor to ceiling window, providing excellent views.





Gardens and Grounds

Accessed via a sweeping and dramatic shared driveway, a front courtyard, with allocated parking spaces, provides access to the front porch. A pathway to both sides of The Mews offers access to the rear gardens. There is a terrace and large gravelled area with steps leading up to the formal lawned gardens which are interspersed with several herbaceous beds. The extensive lawned area is well landscaped and highly versatile.

In all the plot totals 1.26 acres.

Property information

Tenure Freehold

Services Mains electricity, gas and water supply. Private drainage and gas fired central heating.

Local authority Stafford Borough Council

Council Tax Band G

Viewings All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

Directions (Postcode ST4 8SD)

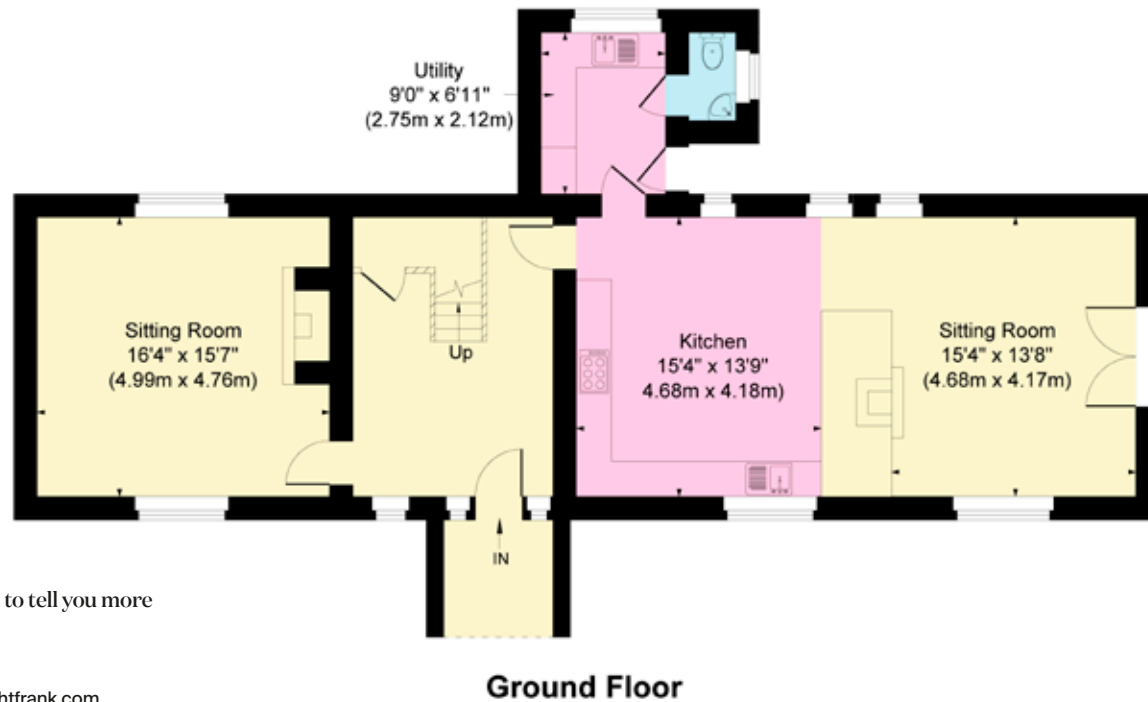
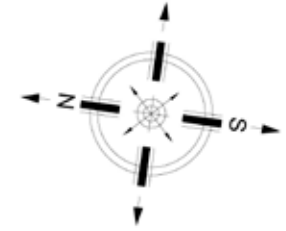
From the M6 J15 island (Hanchurch Interchange) proceed south along the A519, sign posted Eccleshall. After passing straight over the crossroads at Hanford and proceeding under the motorway bridge, the driveway to The Mews can be found after a short distance on the right hand side, identified by our for sale board.

W3W: ///fully.camps.duty

Approximate Gross Internal Floor Area

Main House: 2,025 sq ft / 188 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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