



Freshfields, Peacock Lane, Hanchurch, Staffordshire





Freshfields, Peacock Lane,
Hanchurch
Staffordshire **ST4 8RZ**

A contemporary residence set in approximately 0.64 acres with outstanding views.



Guide price: £995,000

Tenure: Freehold





Location

Set in an elevated position within Hanchurch village, Freshfields enjoys glorious south-facing 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, a shopping village, eateries and a garden centre.

Stone offers shops and restaurants, with a regular Farmers Market, and events taking place such as the 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. Stafford Station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both East Midlands and Manchester Airports are within an hour's drive.

Freshfields

With far-reaching south-facing views, Freshfields is a prominent contemporary home located in the pretty village of Hanchurch. Significantly modernised over the past 8 years by the current owners the works have included new windows and doors, new bathrooms, new decking and relining of the swimming pool.

Set within the Hanchurch conservation area, there are panoramic views across the surrounding village, countryside and Hanchurch woods beyond.

Entered via contemporary double doors, the galleried reception hall offers a grand and spacious welcome. The wonderful pale parquet flooring adds warmth to the space and there is a useful guest cloakroom/WC. Doors radiate to the principal reception rooms.



The living room can be accessed via the entrance hall and dining room. This superb space enjoys garden views via the floor-to-ceiling glazing which opens to the terrace, as well as a sandstone fireplace with a burning stove inset.

The wood panelled study/home office is adjacent to the living room and offers a spacious and comfortable work environment.

The kitchen breakfast room completes the principal ground floor accommodation and offers a range of fitted wall and floor cabinetry underneath a Quartz work surface. There are a range of integrated appliances including a grill, oven, hob, extractor and dishwasher. Off the kitchen is a useful utility room offering plenty of storage and space for the larger appliances. There is a further large, plant room with external access to the front of the house making this an ideal boot room.



Dining room



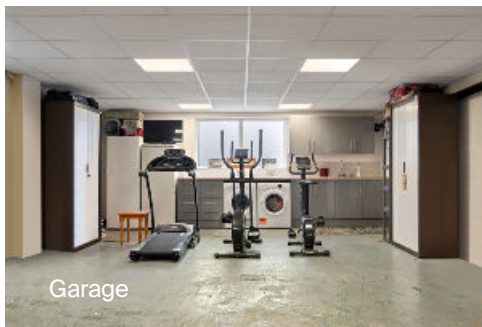
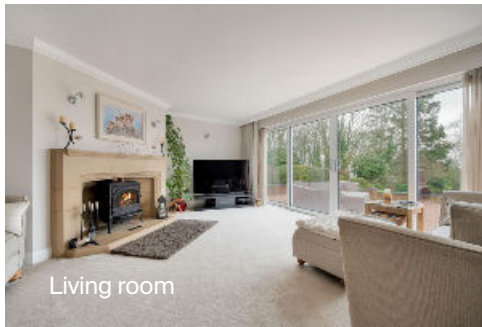
Study/home office



Living room



Stunning contemporary kitchen



Light, bright and flowing accommodation.

Upstairs

The grand staircase rises to a half landing, with the staircase splitting to lead to both the principal suite and the galleried landing.

The superb principal bedroom suite is outstanding and enjoys dual aspect views. There are a range of bespoke fitted wardrobes and doors opening to a private terrace with plenty of space for seating. The contemporary en suite leads off the bedroom area and includes a bath as well as separate double shower.

Bedroom two, three and four all enjoy doors opening to the amazing balcony terrace. All have fitted wardrobes providing ample storage space. Bedroom two has the benefit of an en suite shower room with bedroom three enjoying its own vanity wash hand basin.

The well-fitted family shower room serves bedroom three and four.





Gallery landing



Bedroom four



Bedroom two



Bedroom three



Bedroom two en suite



Family shower room



Gardens and Grounds

Accessible via electrified double gates with intercom, a long tarmac driveway rises to a parking area with space for multiple vehicles. The driveway leads to an integral oversized double garage, which is complete with workshop area to the rear.

There is a pathway leading to the expansive south facing rear terrace which includes a heated outdoor swimming pool and provides the most perfect space for enjoying the warmer, sunnier months.

The onwards gardens are mainly laid to lawn, and are interspersed with herbaceous beds and shrubbery. To the rear of the garden, there is a large composite external garden store with power and lighting. The whole plot enjoys excellent views of the surrounding countryside. The plot totals approx. 0.64 acres.

Services

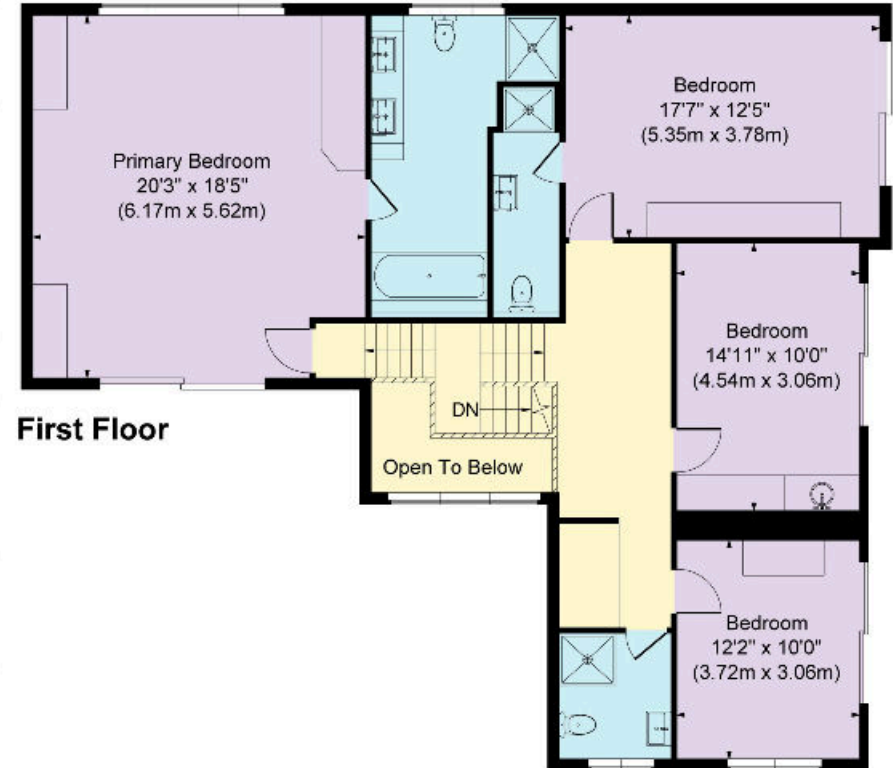
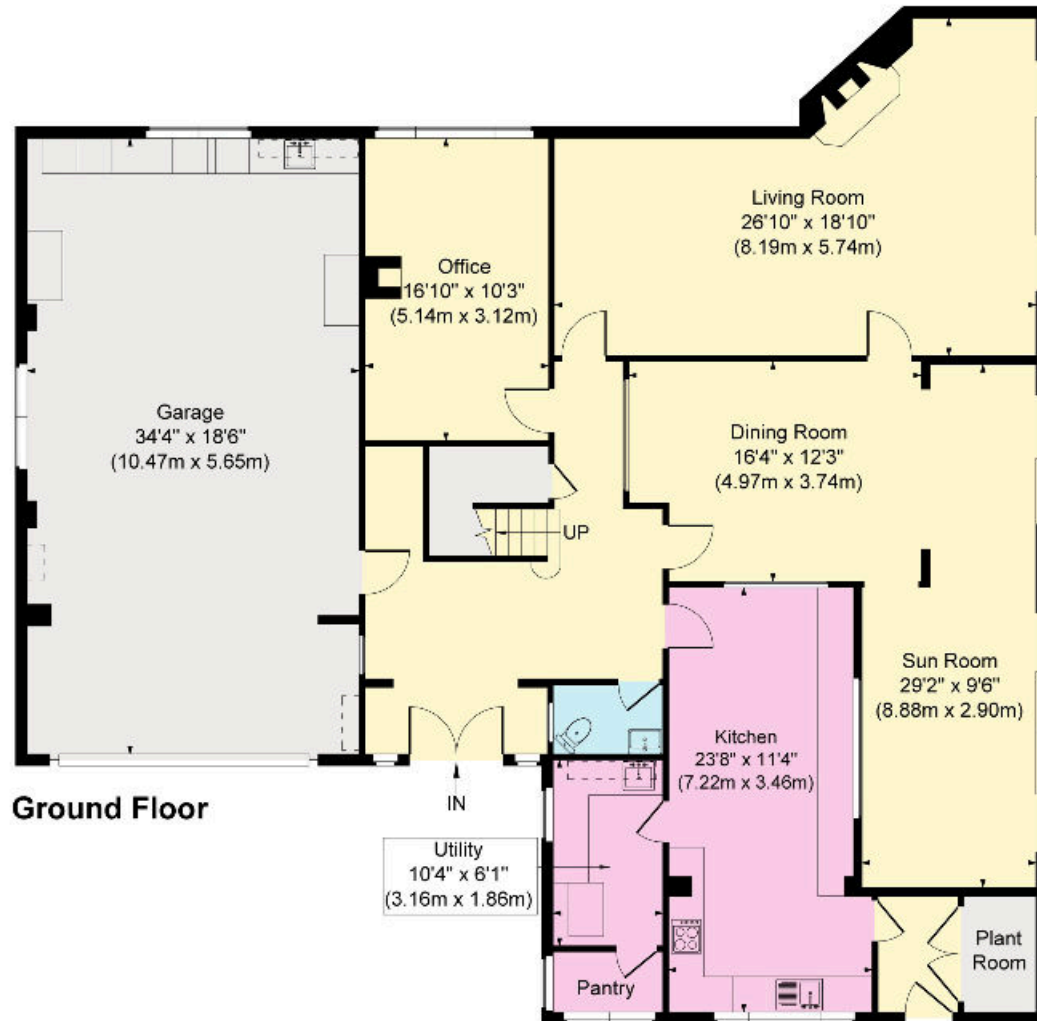
Mains electricity, gas and water supply. Private drainage and gas fired central heating.

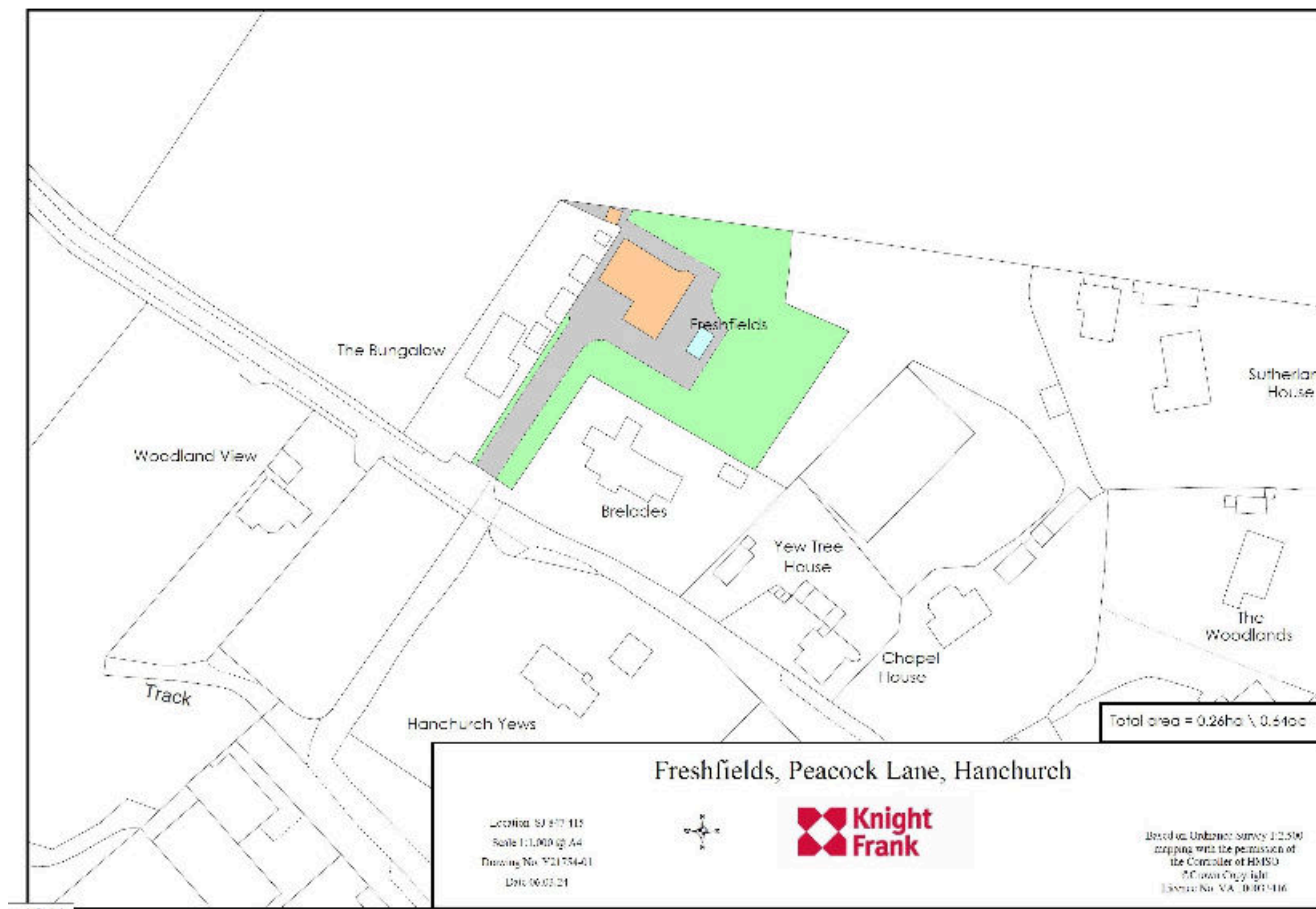
Agents Note

Our clients cannot offer a warranty or guarantee that the septic tank is compliant with the updated 2023 general binding rules for small sewage discharges (SSDs).



Freshfields, Peacock Lane, Hanchurch
Approximate Gross Internal Area
Main House = 286 sq.m/3078 sq.ft
Garage = 59 sq.m/635 sq.ft
Total = 345 sq.m/3713 sq.ft





Knight Frank

Stafford

Stafford Enterprise Park

Weston Road Stafford

ST18 0BF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Mitchell Glassey

01785 331960

mitchell.glassey@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.