



Hopton Grange, Sandon Road, Hopton, Stafford



Hopton Grange, Sandon Road, Hopton, Stafford **ST18 9TH**

An attractive and well proportioned Victorian residence set on the edge of Hopton within a delightful plot extending to 0.62 acres.



Guide price: £750,000

Tenure: Freehold

Local authority: Stafford

Council tax band: G







Entrance hall



Entrance hall

Location

Hopton Grange is located on the fringes of the village of Hopton, just under 3 miles from the county town of Stafford. The neighbouring villages of Sandon and Weston are within a few minutes drive and offer a wider range of village amenities including public houses, schools, hotel, village shop and church. Stafford itself offers a much larger array of facilities and services, with many national retailers as well as an array of bars, eateries, and leisure activities.

Hopton Grange is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 43 miles and East Midlands Airport is approximately 42 miles. Stafford station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour.

There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College, St Dominic's Stone and Abbotsholme. There are also primary schools located in the nearby villages of Weston and Milwich.

Hopton Grange

Set in a delightful plot extending to approx. 0.62 acres, Hopton Grange is an imposing Victorian home which has benefited from a variety of upgrades over recent years including modernisation to the bathrooms and the kitchen. Whilst the house has been updated, it retains a range of period features including high ceilings, original doors, deep skirting and the original Minton floor. Being located within minutes of the county town of Stafford, Hopton Grange is ideally located to make the most of the excellent regional connectivity that the area has to offer.

Entered via a set of double doors, the glazed storm porch opens to an expansive entrance hall. The entrance hall is an outstanding space complete with an original Minton tiled floor. Doors radiate to the principal reception rooms.

The sitting room is dual aspect and flooded with natural light. There is a window to the front aspect and a bay window with doors to the terrace at the side. There is an open fire providing a lovely focal point.

The drawing room is adjacent to the sitting room and is an excellent formal entertaining space with open fireplace, deep coving and floor to ceiling bay windows with doors to the terrace.

The dining room completes the reception spaces and provides plenty of space for entertaining.

Off the opposite end of the entrance hall the rear hallway leads to the back door and the guest WC.



Sitting room



Dining room



Drawing room



Kitchen

The kitchen area is of grand proportions and the feeling of space is enhanced by the vaulted ceiling. A range of refitted wall, floor and island cabinetry is set underneath a woodblock work surface and includes a four oven AGA. There is an excellent walk-in pantry, boot room and laundry room as well as a first floor office which is a quiet spot for home working.



Kitchen



Breakfast nook



Upstairs

The original staircase rises from the entrance hall to the first floor landing.

The principal suite occupies the rear section of the first floor and offers a spacious bedroom area, dressing area and contemporary en suite shower room with dual sinks.

There are a further two double bedrooms on the first floor which share a bathroom.

Stairs rise again to the second floor landing. The second floor offers three further double bedrooms, two of which have built in wardrobes, as well as a family bathroom. There is a handy loft room which offers excellent storage.





Gardens and grounds

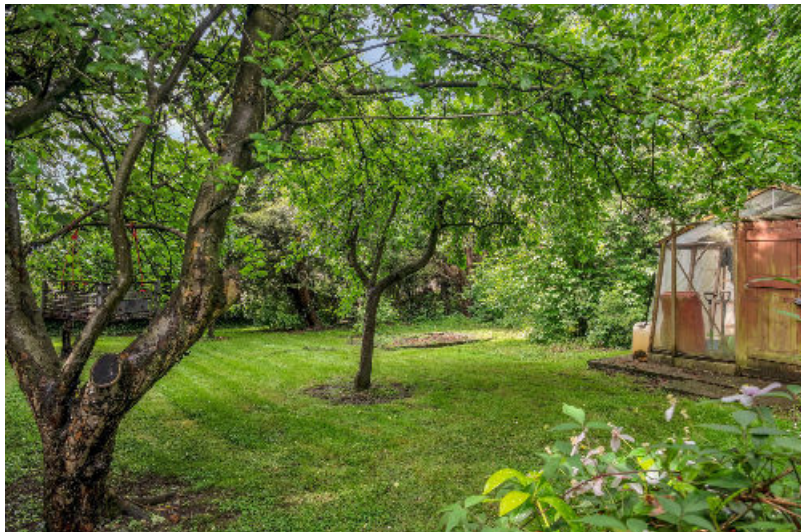
Hopton Grange offers spacious grounds extending to over 0.6 acres. The property has separate gated access to a 'U' shaped driveway leading to a large parking area with space for numerous vehicles, whilst the driveway continues to one side of the house and then onto the rear. The rear driveway benefits access from Sandon Road, and offers access to the large outbuilding.

The outbuilding is currently divided into several areas including four workshop/stores, a garden store and a single garage. There is also a cellar below the dining room with access from outside the property.

The formal gardens comprise of established landscaped lawns, with stocked flower beds, an extensive south facing sun terrace and a separate mature orchard garden. In all the plot extends to 0.62 acres.

Agents Notes

Planning permission has been granted on land to the east of Hopton Grange for the erection of six executive houses.





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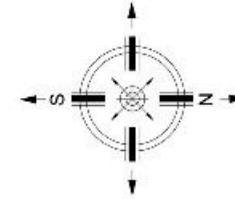
Hopton Grange, Sandon Road, Hopton

Main House = 460 sq.m/4951 sq.ft

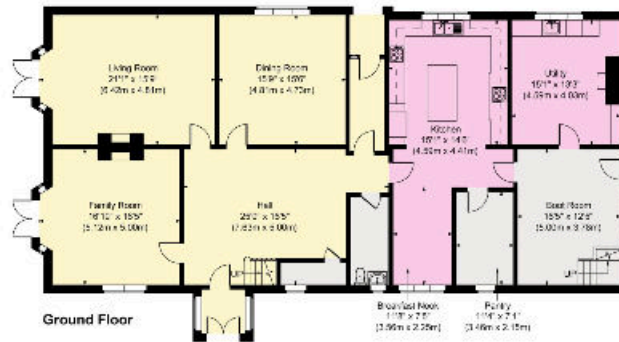
Outbuilding = 53 sq.m/570 sq.ft

Garage = 24 sq.m/258 sq.ft

Total = 537 sq.m/5780 sq.ft



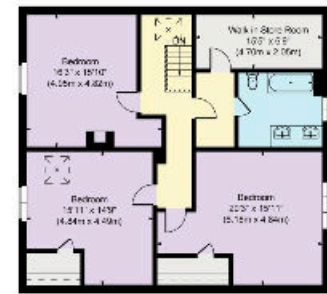
Outbuilding



Ground Floor

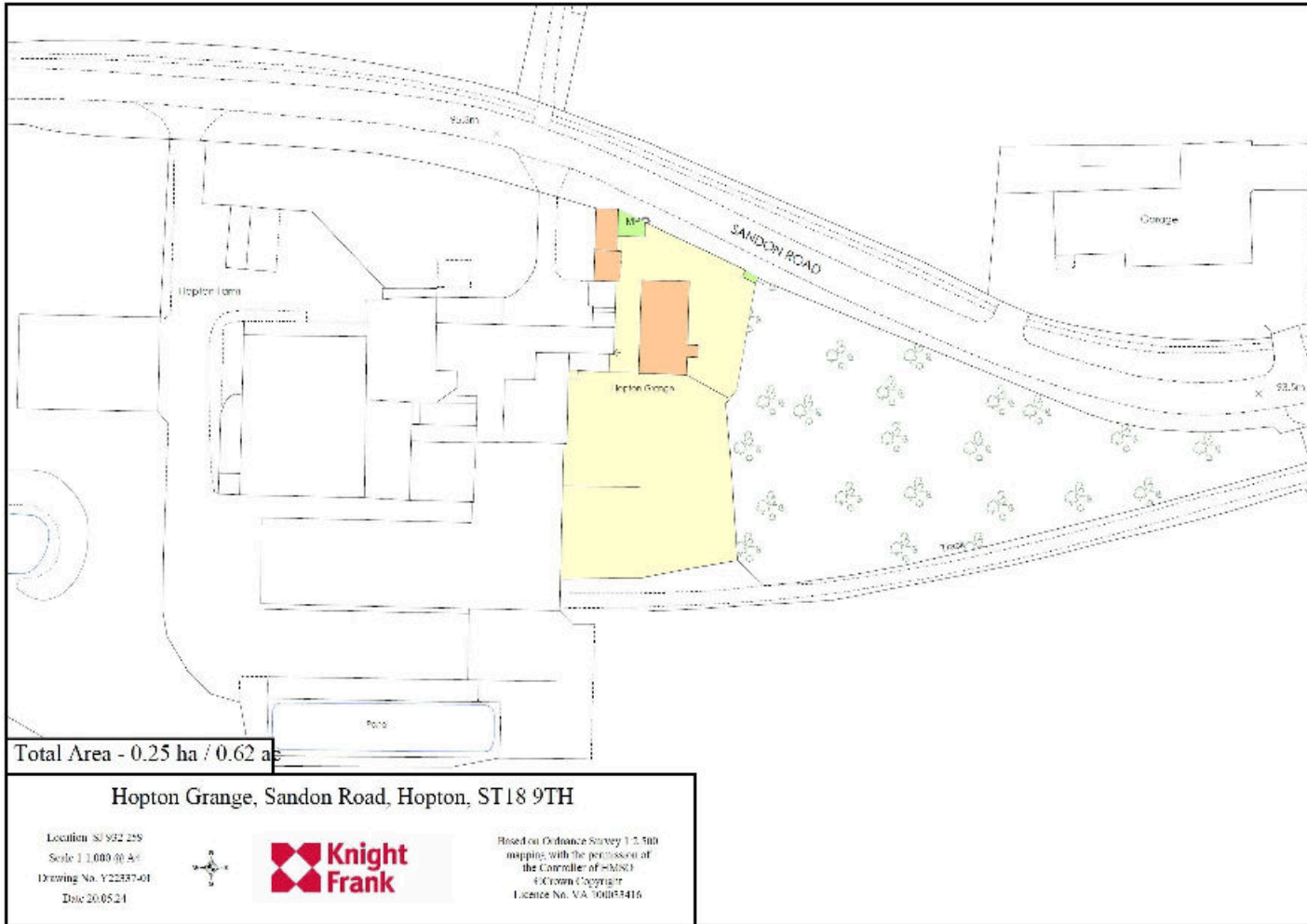


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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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.

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