



Kerridge House, Vicarage Bank, Gayton, Staffordshire

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## Kerridge House, Vicarage Bank, Gayton, Staffordshire **ST18 0HQ**

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A prominent 5 bedroom country home set in just under 1 acre of gardens in popular Gayton.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** G





## Kerridge House

Occupying in a prominent, elevated position off a quiet lane within the village of Gayton, Kerridge House is the ideal example of a modern country home which has recently undergone a programme of refurbishment and extension. Recent works include a full rewire, addition of second floor accommodation, relandscaped frontage, remodelled laundry and boot rooms as well as important tech additions such as CAT 5 wiring and wifi accelerators throughout the house. The now highly specified accommodation extends to well in excess of 4,000 sq ft, with most spaces benefitting from glorious rural views across the gardens and countryside beyond.

Entered via an open porch, the front door leads to an expansive double height dining hall. This grand space is ideal for entertaining, with doors radiating off to the principal reception rooms including the guest cloakroom/WC.

The spacious sitting room provides direct access to the south facing terrace and has spacious seating areas and a sandstone fireplace with Chesney wood-burning stove inset. The sitting room is complemented by two further reception spaces which are off either side of the dining hall. Both the snug and study provide useful spaces which can be used flexibly, and benefit from pretty views across the fields to the front of Kerridge House.

Off the rear of the dining hall is a huge kitchen breakfast room filled with light thanks to dual aspect windows and patio doors. The kitchen is fitted with a range of two-tone painted wall, floor and island wooden cabinetry, set underneath a granite worksurface. A Zebrano wood block breakfast bar extends off the end of the central island. The kitchen incorporates a range of integrated appliances including electric three oven AGA, AEG induction hob grill, oven and dishwasher.

Off the kitchen are the recently renewed laundry, utility/boot room and a further cloakroom/gardeners WC. The double garage is accessible internally via the boot room and also includes the plant room.









## Upstairs

A bespoke pippy oak and glass staircase rises to a vast first floor galleried landing. There are two bedroom suites off the galleried landing, the first of which has a lovely front facing aspect and fitted wardrobes. A Jack and Jill door leads from the first suite into the vast family bathroom which includes double wash hand basins, double shower enclosure and bath.

The second suite enjoys rear facing views across the gardens and includes an en suite shower room, bank of fitted sliding wardrobes as well as full dressing room with front facing views. The dressing room leads back onto the landing and therefore can be used flexibly as a fifth bedroom if required.

A further pippy oak staircase rises again to the newly added second floor suite. This extensive suite is bathed in natural light thanks to the seven oversized Velux roof lights and offers a bedroom area with walk in wardrobe, shower room with dual wash hand basins and a superb, spacious second floor sitting room.





The principal bedroom sits in its own wing accessed off the galleried landing. A large bedroom area with dual aspect views includes doors which open to a full balcony with outstanding south facing views across the garden. Behind the bedroom area is a fully fitted walk in wardrobe, whilst the principal suite also includes a vast bathroom with double shower and roll top bath.









## Gardens and grounds

Kerridge House sits in a generous and landscaped plot which makes the most of the enviable position the house occupies. A recently installed block paved driveway provides parking for numerous vehicles and access to the integral double garage. There is gated access to the rear gardens to both sides of the house.

The south-facing block paved terrace extends off the sitting room and kitchen breakfast room to provide for a delightful seating area with easy access to principal ground floor rooms. Paths wind their way through the beautifully landscaped gardens which include well stocked beds, herbaceous shrubs, a laburnum arch and several specimen trees.

Bordering the fields at the end of the garden is a newly installed raised and covered decking. The decking includes power and internet connectivity making this an idea location for relaxing and entertaining alike. The gardens and grounds at Kerridge House have been meticulously considered and make the ideal outdoor escape for all ages.

In all the plot extends to 0.96 acres.







## Location

Kerridge House is located in the ever popular village of Gayton, just under 8 miles from the county town of Stafford.

The larger village of Weston lies just 1.5 miles away and offers a wider range of village amenities including public houses, schools, hotel, village shop and church. The well renowned Weston Hall is located on the edge of the village and offers fine dining as well as luxury accommodation.

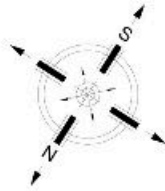
Sandon is located a little further afield and benefits from a village store, active cricket club and The Dog & Doublet Inn. The village hall at Gayton offers regular events throughout the year including quiz nights, nature day events, easter egg hunts and more whilst St Peter's Parish Church offers regular services.

Kerridge House 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 37 miles and East Midlands Airport is approximately 38 miles.

Stafford railway 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.

W3W: [///workers.trifle.hedgehog](https://www.workers.trifle.hedgehog)





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**Approximate Gross Internal Area**

**Main House = 405 sq.m/4358 sq.ft**

**Garage = 40 sq.m/428 sq.ft**

**Total = 445 sq.m/4786 sq.ft**

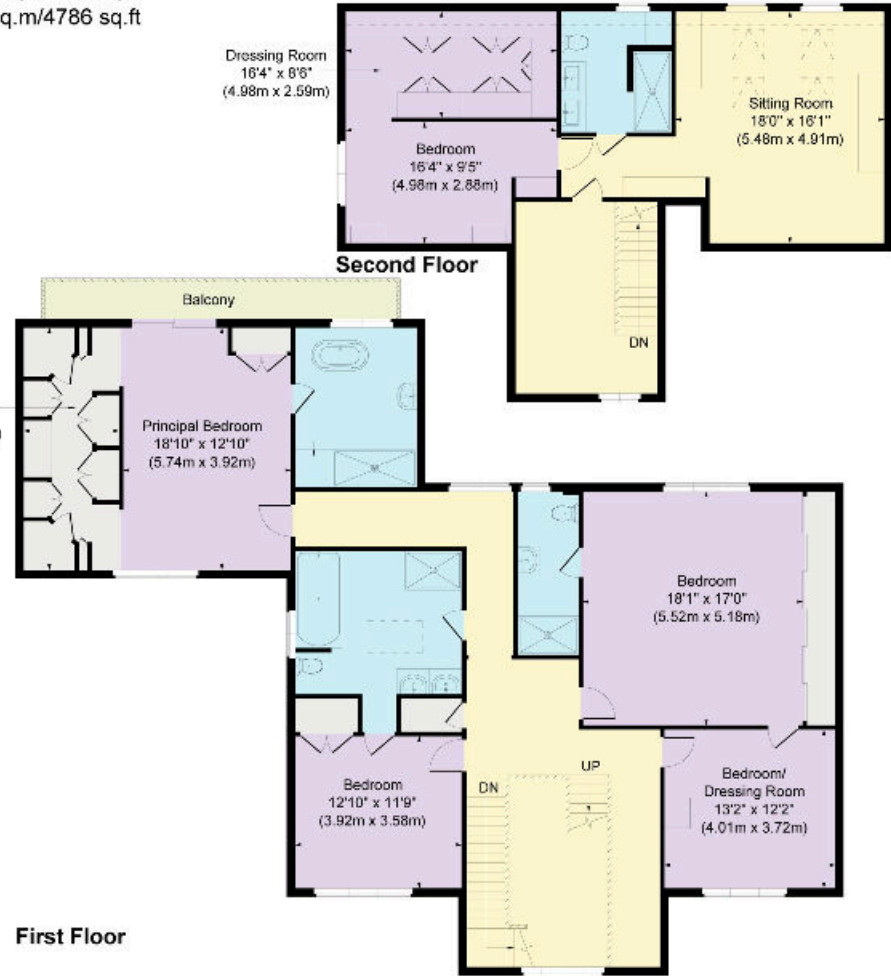
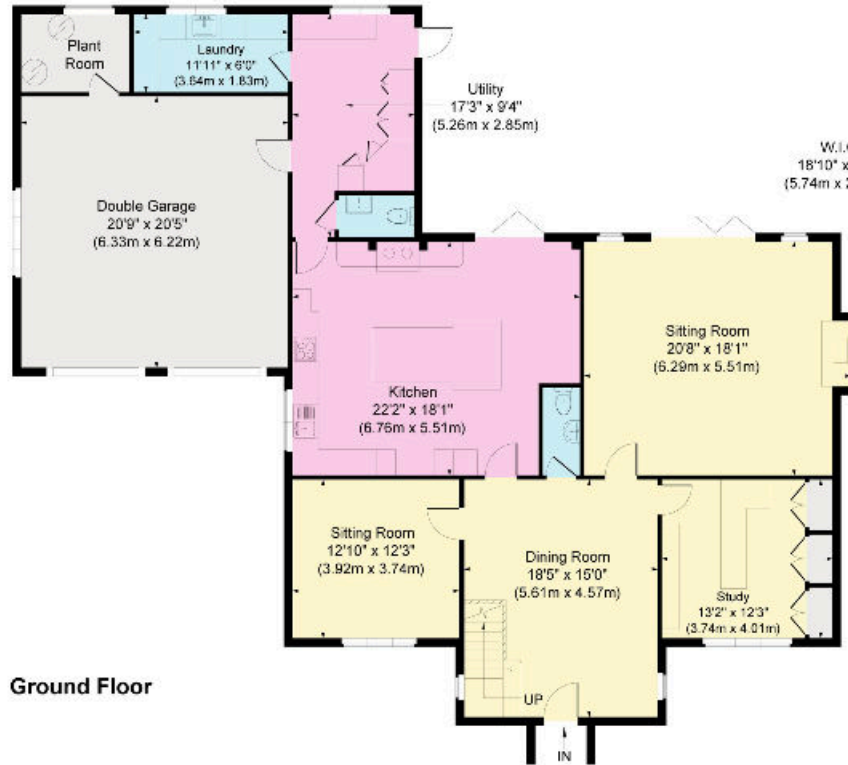
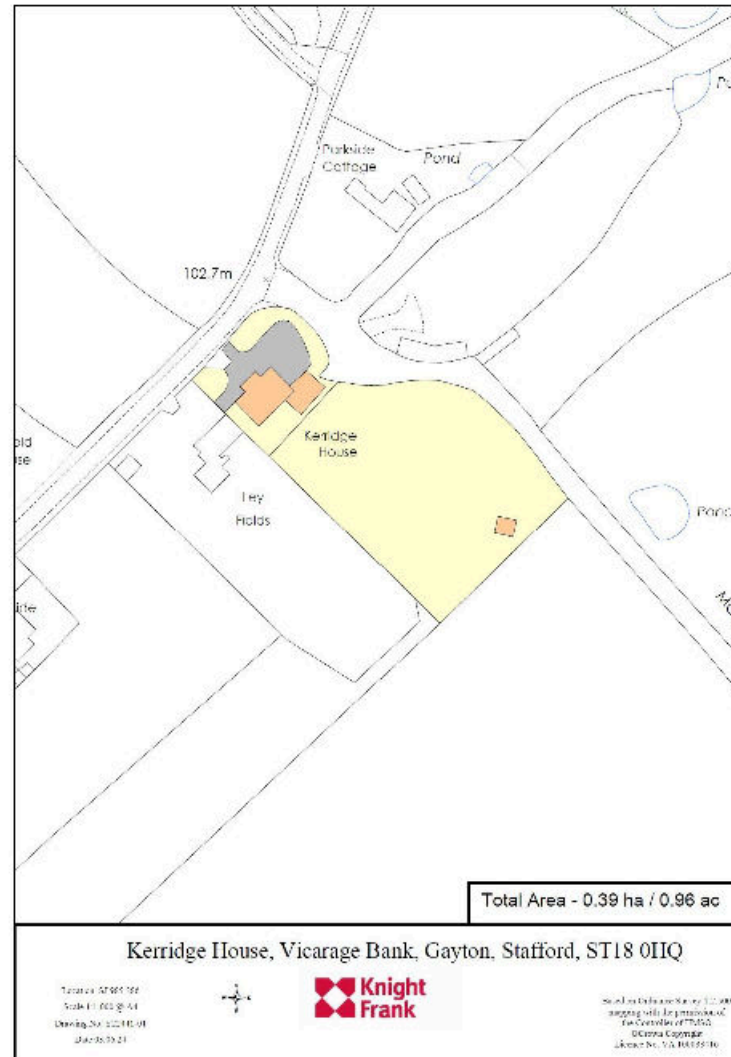


Illustration for identification purposes only, measurements are approximate, not to scale.



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