



HARFIELD, HILL CHORLTON

Newcastle, Staffordshire, ST5 5JF



A CONTEMPORARY RESIDENCE IN A SUPERB SETTING

A modern home, located in an idyllic location at the end of a no through lane set in approx. 5 acres of land.



5



4



3

EPC

B

Local Authority: Newcastle-under-Lyme Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,500,000



HARFIELD, HILL CHORLTON

Set in a stunning location at the end of a no through lane, Harfield is a contemporary country residence finished to exacting standards set in over 5 acres of gardens and paddocks. There are several highly specified features such as underfloor heating throughout, Sonos speaker system, electric blinds, ground source heat pump and a heat recovery system. The house itself is immaculately presented and offers nearly 3,000 sq ft of well planned accommodation together with oversized garage and stable block.









HARFIELD

Entered via a covered portico, double entrance doors open to the outstanding entrance hall which is filled with natural light. Doors radiate from the entrance hall to all ground floor accommodation. Off one side of the entrance hall is the vast sitting room which benefits from triple aspect views via floor to ceiling windows, door to the garden and a contemporary bio ethanol fireplace. Double doors open to the dining room which is filled with light via floor to ceiling windows and offers an excellent entertaining space with far reaching views. There is a handy study, which includes fitted desk furniture and is ideal for home working. A corridor leads past the guest WC and on to the kitchen breakfast room. Embodying a super contemporary design, the kitchen has two almost complete glass walls which allow light to flood in and make the most of the incredible rural views. There are a range of island and full height black gloss cabinetry which incorporates a range of fitted Neff appliances including two combi electric ovens, coffee machine, microwave, induction hob with extractor overhead, dishwasher, separate fridge and freezer, Franke boiling tap with filter and wine cooler. There are bi folding doors to the garden and a modern Marso wood burner. The utility / laundry room is found off the kitchen and provides further storage and space for white goods, as well as access to the rear hall and additional guest WC.







A centralised staircase rises to an exceptional galleried landing. The principal suite occupies one wing of the house and includes a vast triple aspect bedroom area with door to balcony, dressing room with open fronted fitted wardrobes and en suite bathroom with separate shower. The second and third bedrooms are an identical size, both with en suite shower rooms off. The second bedroom shares a balcony with the principal suite, while the third bedroom shares a balcony with the fourth double bedroom, which includes a Jack and Jill en suite shower room. The fifth bedroom enjoys Jack and Jill en suite facilities and could be used flexibly as a further dressing room, or first floor study are required.

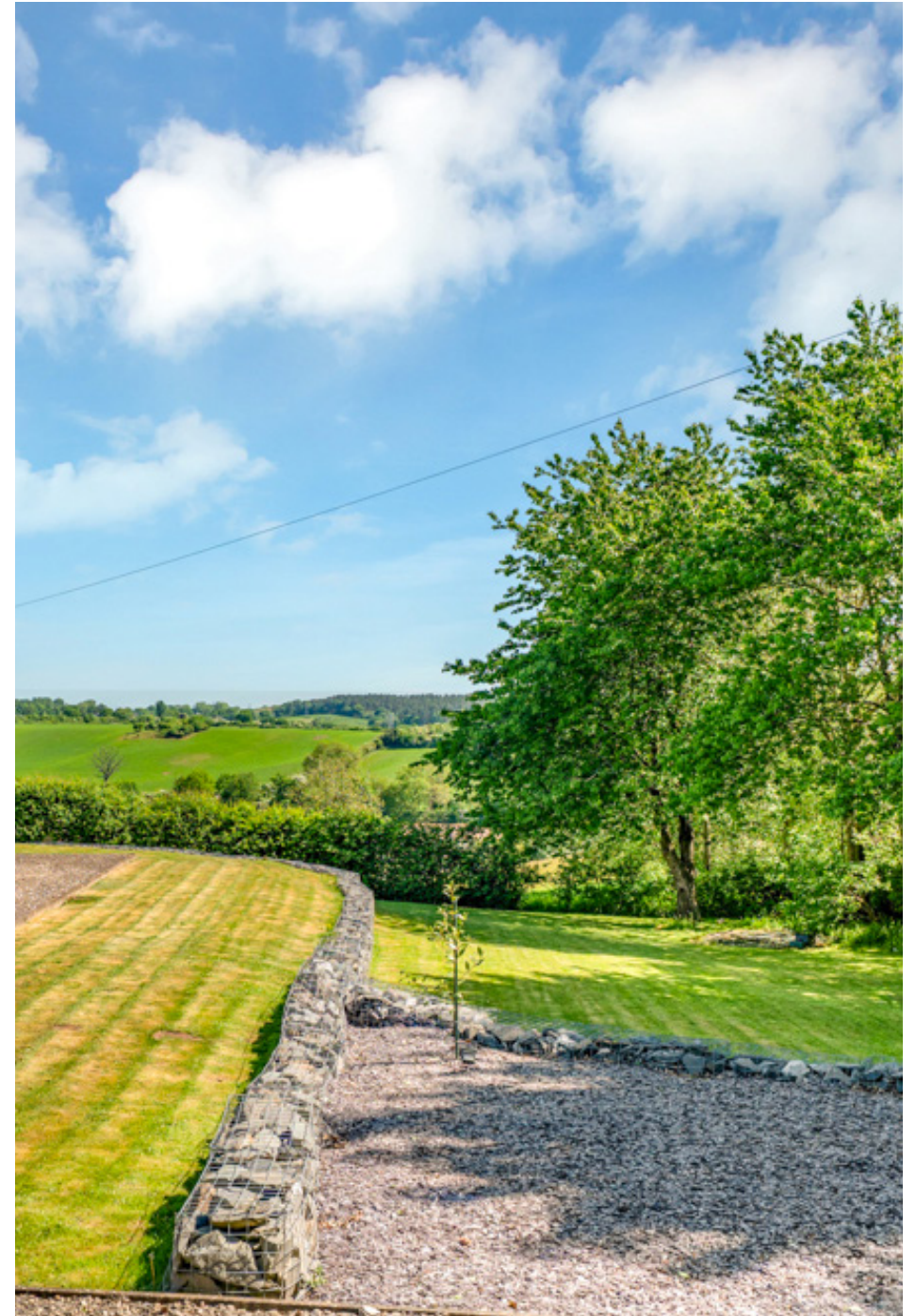
Harfield is located at the end of a no-through lane, offering complete seclusion yet close to amenities. Electric gates open to a large driveway leading to an oversized double garage with electric doors. Lawned gardens surround the house with terraced areas, and a secondary courtyard houses a haybarn and stable block, offering over 1,500 sq ft of potential for development (subject to consents). The paddock land, split into five fenced areas, extends to the east, with the total plot size being approx. X.



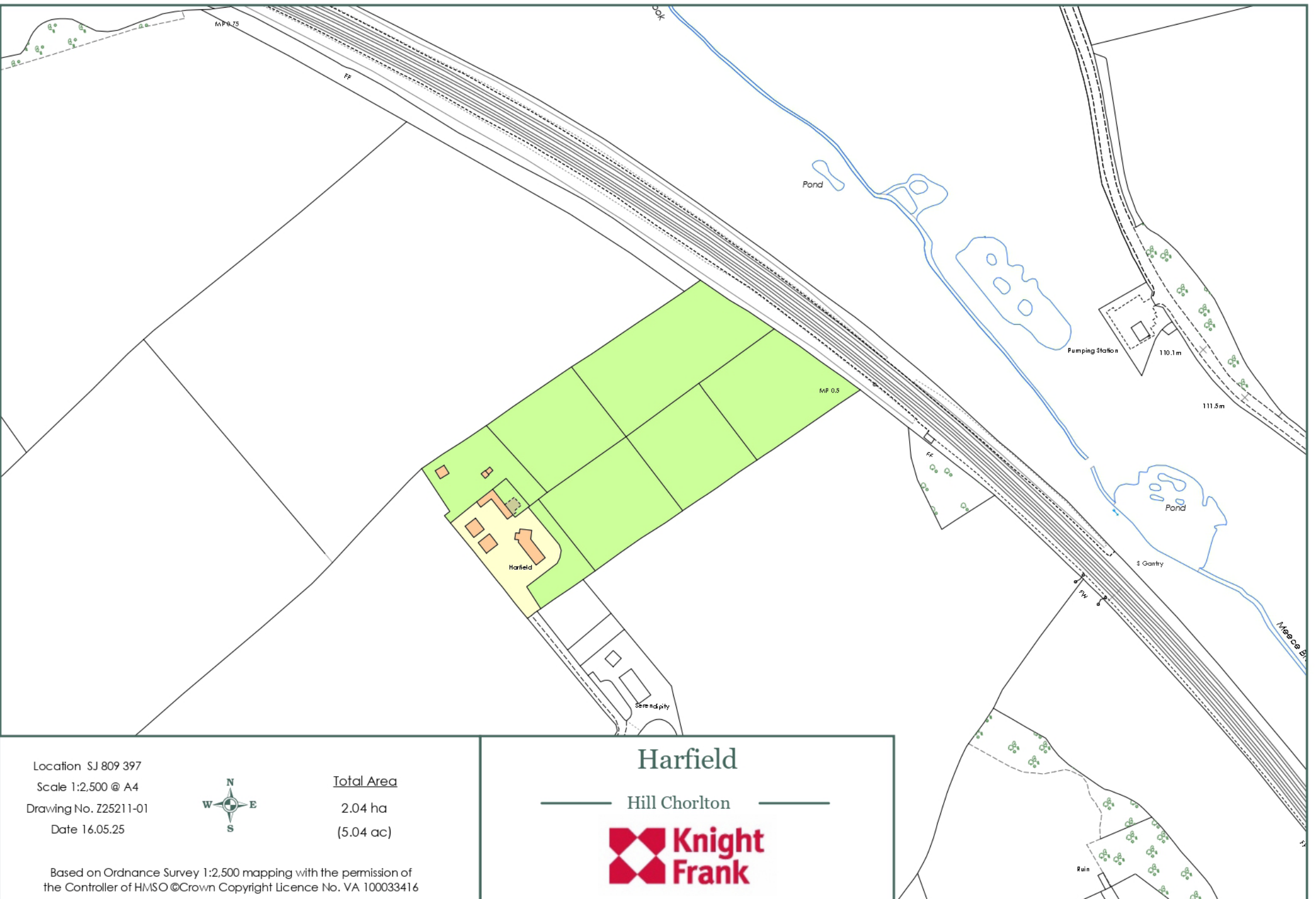


LOCATION

Harfield is set in the rolling countryside of Hill Chorlton, between Market Drayton and Newcastle-under-Lyme. Baldwins Gate (1.5 miles) offers amenities like restaurants, pubs, doctors, and a village store with Post Office. Loggerheads (5.2 miles) has more facilities including a supermarket, vets, pub, takeaway, and chemists. Nearby towns such as Newcastle-under-Lyme, Stone, Market Drayton, and Stafford provide entertainment, leisure, and shopping options. Local schools include Stafford Grammar, Newcastle-under-Lyme School, and Alleynes School in Stone, with primary and middle schools in Loggerheads. Harfield is easily accessible via the M6, M42, M1, and A50, with train services to London from nearby stations. Birmingham Airport is 35 miles away, and Manchester Airport is 42 miles.







Location SJ 809 397

Scale 1:2,500 @ A4

Drawing No. Z25211-01

Date 16.05.25



Total Area

2.04 ha

(5.04 ac)

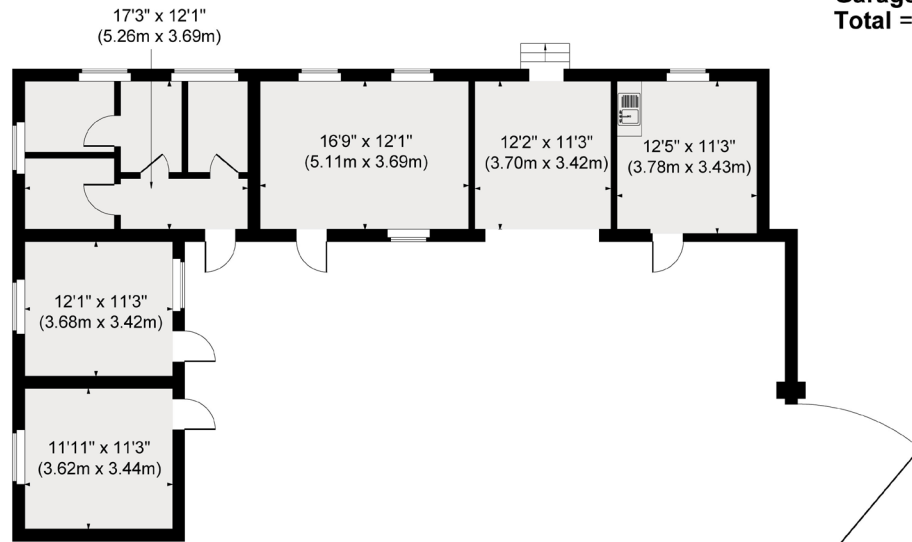
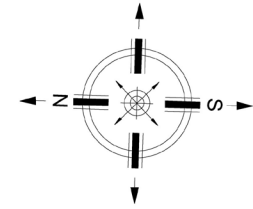
Based on Ordnance Survey 1:2,500 mapping with the permission of
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Harfield

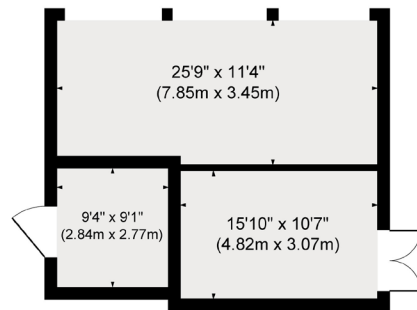
Hill Chorlton



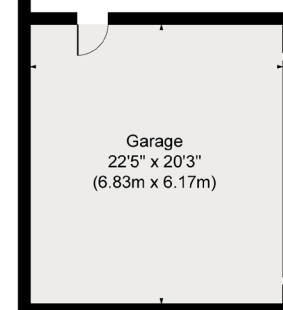
Harfield, Kennels Lane, Hill Chorlton
 Approximate Gross Internal Area
Main House = 275 sq.m/2960 sq.ft
Outbuilding = 145 sq.m/1562 sq.ft
Garage = 42 sq.m/454 sq.ft
Total = 462 sq.m/4976 sq.ft



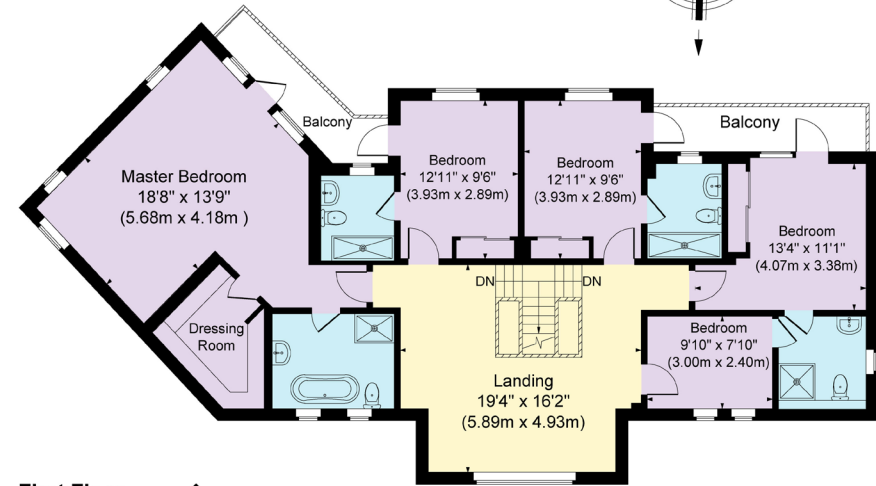
Outbuilding



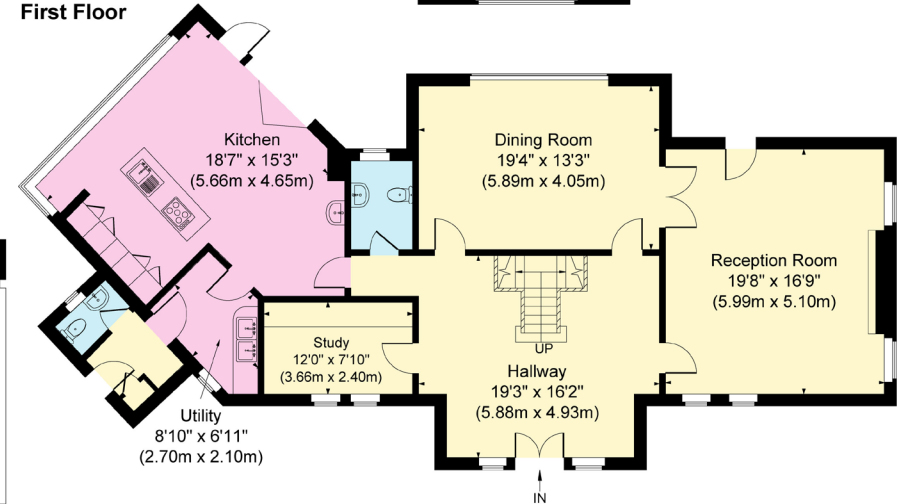
Outbuilding



Garage



First Floor



Ground Floor

We would be delighted
to tell you more.

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