



## THE GROVE, BRADLEY

Stafford, ST18 9EE



# AN ENCHANTING VILLAGE HOUSE SET IN APPROX 6 ACRES

Set on the edge of the village of Bradley with outstanding views, The Grove offers a fine country residence together with outbuildings, gardens, stabling and paddocks yet just a few minutes from Stafford.

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Local Authority: Stafford Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating.

Guide Price: £1,250,000

**Agents Note - The property is located in a conservation area and there are several tree protection orders.**



## THE GROVE, BRADLEY

Set on the edge of Bradley with epic views across surrounding countryside towards Cannock Chase and beyond, The Grove is a fine country residence which has been refurbished, remodelled and greatly improved by the current owners. Having undergone significant works around 15 years ago to add a new front façade and extension to the house with fine windows, The Grove today offers highly specified and exacting accommodation. With the original rear section of the house dating back to the early 18th century, the new and old blend seamlessly together assisted by features such as reclaimed roof tiles, original and reclaimed doors, reclaimed bricks and replica windows. As well as offering spacious and well-proportioned internal accommodation, The Grove is equally as generous outside and includes meticulously kept gardens, several terraces, outbuilding incorporating workshop and gym, stabling, large agricultural barn, menage and paddocks with the plot totalling approx. 5.8 acres.





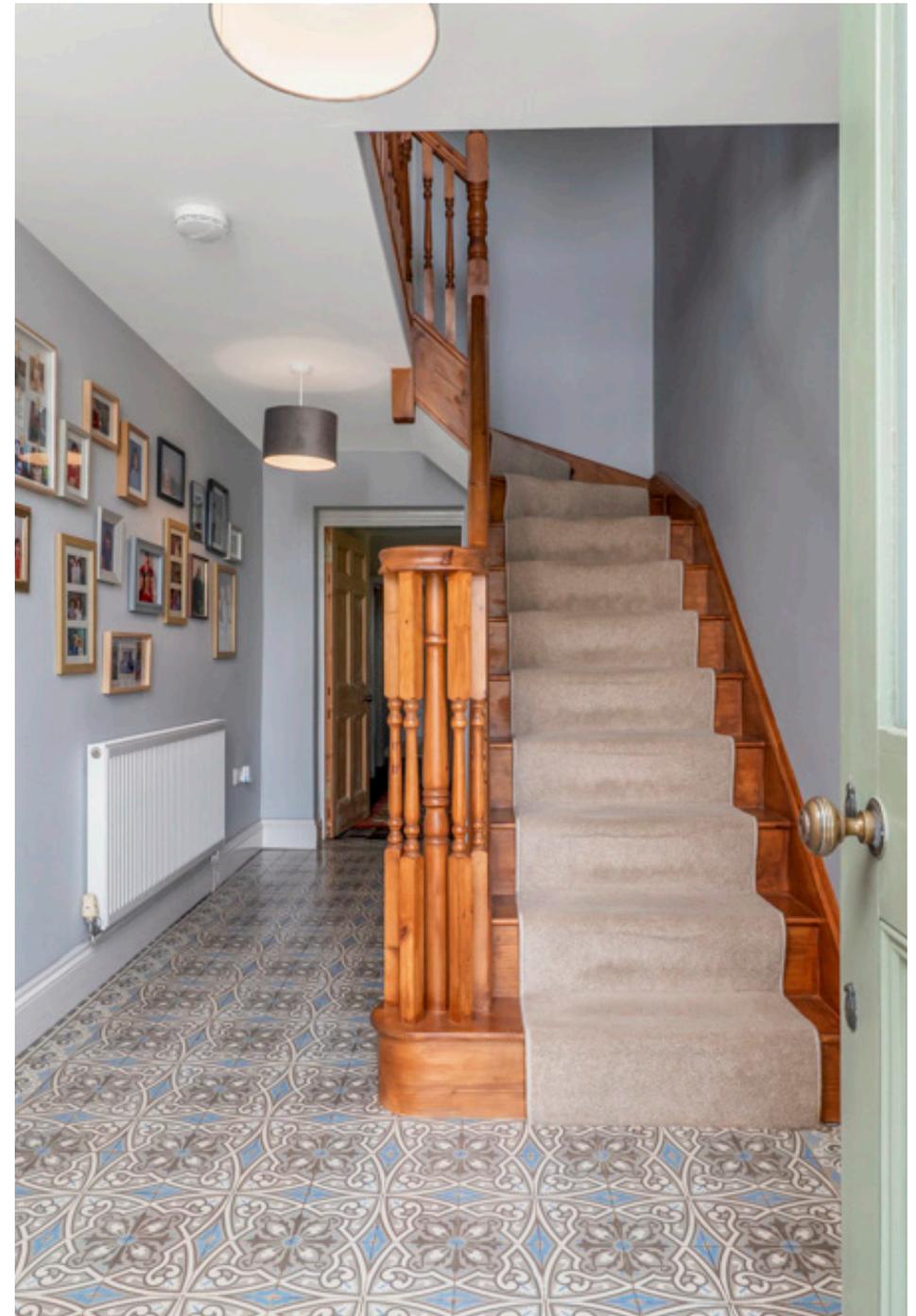




## THE GROVE

Entered via an oak framed open porch, an entrance door opens to a bright entrance hall which includes reclaimed Encaustic tiles. Doors radiate to the living accommodation, including the triple aspect drawing room. Offering excellent proportions, there are also double doors to the garden and there is a Village wood burner. There are views from all three sides, with far reaching southerly views towards Cannock Chase.

The vast kitchen breakfast room is off the opposite side of the entrance hall and extends to over 31 feet in length. The dual aspect breakfast area offers a generous informal dining space and includes doors to the garden. The breakfast area leads to the kitchen which incorporates a range of oak wall and floor cabinetry together with a solid wood painted island unit, all set beneath a granite worksurface. A laundry room provides further storage, as well as access to the guest WC and external door to the garden.







The sitting room continues off the back of the kitchen and forms the oldest part of the house. This characterful room includes an inglenook fireplace with wood burner to create a cosy seating area. A rear hallway opens to the dining room, filled with natural light via the two large sash windows. A wood burner offers an excellent focal point while there are also original shutters. The rear hall also includes access to the wine cellar and the back staircase which rises to the rear part of the first floor. Completing the ground floor accommodation is the library which provides a serene and light space.

Stairs rise from the entrance hall to the first-floor landing. The dual aspect principal bedroom provides a spacious bedroom area with outstanding southerly views, as well as an en suite shower room and walk in wardrobe. On the opposite side of the landing is the useful study, which could also be utilised as an additional bedroom. Beyond the study is a dressing room which compliments the principal bedroom and includes a range of fitted wardrobes. There are four further bedrooms, two of which offer Jack and Jill en suite facilities whilst one is currently used as a hobby room. All in all, there could be up to seven bedrooms dependent on the needs of a buyer.





## GARDENS & GROUNDS

An electric gate opens to a gravel driveway which meanders through the parkland setting. The driveway opens to a parking area for numerous vehicles. A pathway leads to the porch, as well as to south facing terraced areas with outstanding views. Paths lead all the way around the house whilst the gardens have been impeccably landscaped to include specimen trees, herbaceous beds and even a secret garden.







## OUTBUILDINGS

There is a three bay barn which offers garden storage, a workshop and a gym. The barn has permission (24/39280/ANX) for conversion to annexe accommodation. Nestled amongst the paddocks is the equestrian complex which includes menage, stable block and barn with front and rear doors. The plot totals approx. 5.8 acres.





## LOCATION

The Grove is located in the charming village of Bradley, a delightful area of rolling farmland and just 4 miles from Penkridge, a thriving market town with a wealth of amenities. St Mary's, Bradley is a 13th century Church of England grade I listed building which serves the community of Bradley offering a calendar of worship and prayer. The Village Hall of Bradley has an extensive diary of events to include keep fit classes, Tai Chi, Yoga, and a history club to name but a few, and can be hired for private use. The Red Lion pub in the village is shortly re-opening and has previously been the hub of the community. Stafford, which is just 5.4 miles from Bradley, offers further shopping and leisure facilities. The village is well placed for the commuter with the M6 (junctions 13 and 14) within easy reach providing access to the road network. Manchester is 66 miles to the north and Birmingham City centre is 27 miles to the south. Main line rail services run from Stafford Station to London Euston in just under one hour and twenty minutes.







Location SJ 881 178  
 Scale 1:500 @ A4  
 Drawing No. Z25541-01  
 Date 20.06.25



Total Area  
 2.36 ha  
 (5.82 ac)

## The Grove

Wells Lane



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No. VA 100033416

**The Grove, Bradley**  
**Approximate Gross Internal Area**  
**Main House = 298 sq.m/3208 sq.ft**  
**Barn = 170 sq.m/1834 sq.ft**  
**Farm Buildings = 50 sq.m/540 sq.ft**  
**Outbuildings = 52 sq.m/557 sq.ft**  
**Total = 570 sq.m/6139 sq.ft**



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

We would be delighted  
to tell you more.

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