



SANDON HOUSE, SANDON

Stafford, Staffordshire, ST18 0DH



A SUBSTANTIAL VICTORIAN HOME

A most attractive and substantial Victorian home set in approx. 3.6
acres.



6



3



4

EPC

TBC

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

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

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Guide Price: £1,350,000

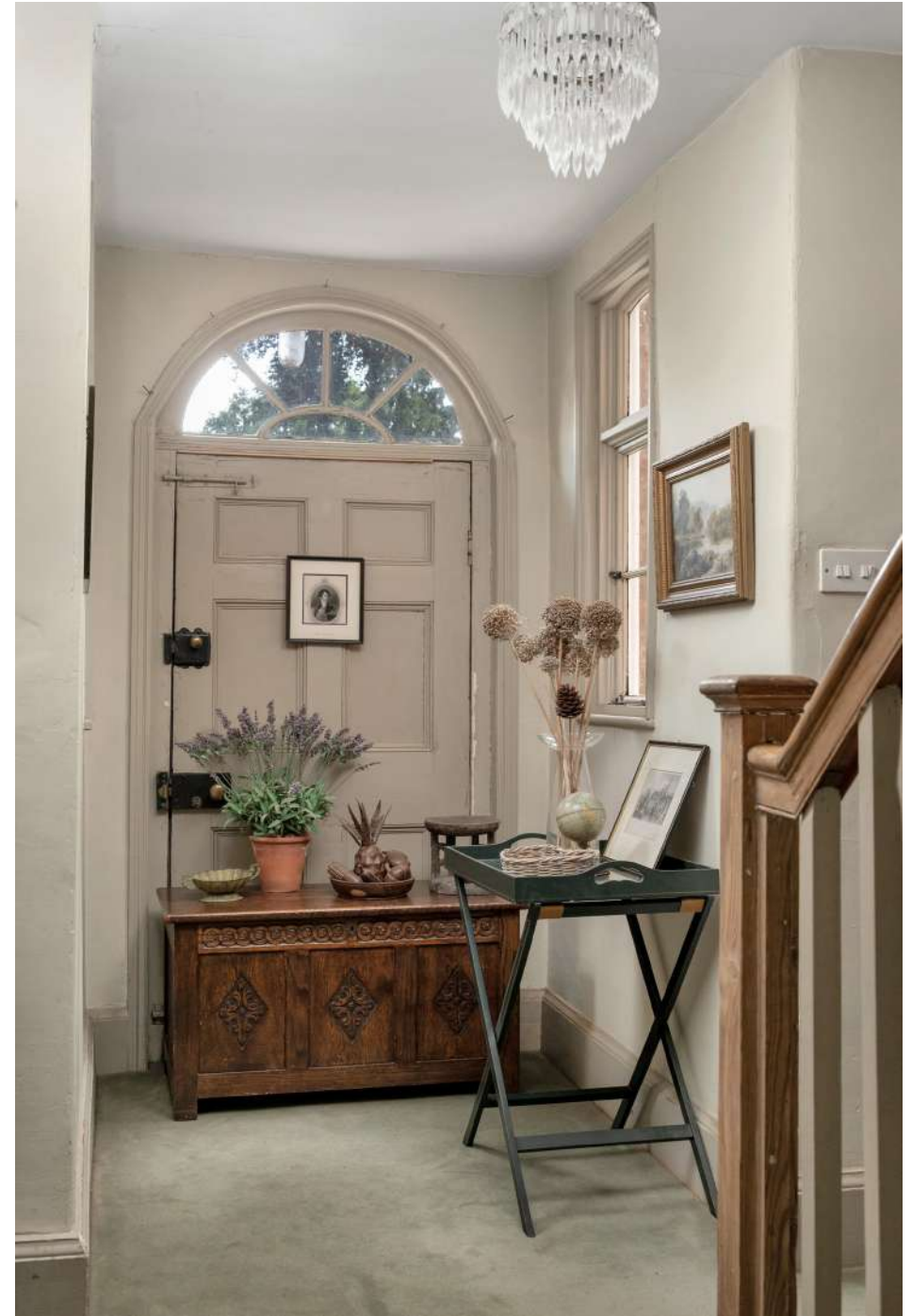


SANDON HOUSE, SANDON

Occupying a prominent yet idyllic position on the edge of the village of Sandon, Sandon House is a most attractive Victorian country residence that was previously part of the Sandon Estate and is affectionately known by some villagers as 'the Doctors House'.

Set in approx. 3.6 acres of glorious gardens and grounds which run down to the canal, the house itself offers 4,500 sq ft of living accommodation together with extensive brick and tile barns to the rear which provides well in excess of 2,000 sq ft of stabling, garaging and workshops.

Having been sympathetically updated over the current owners near 50 year tenure, Sandon House retains a wealth of notable features including high ceilings, original doors, deep skirting, original beams and sandstone porch complete with Doric columns. The accommodation today is spacious, bright and highly flexible making it ideal for modern living.









THE PROPERTY

Entered via a wide front door, the enclosed porch leads to the central entrance hall, with doors radiating out to all ground floor accommodation. The well-proportioned drawing room is to one side and includes a walk in bay window with double doors to the front terrace and open fire. The dining room is found opposite the drawing room and offers plenty of space for seating and entertaining with a bay window including window seat. There is an open fire as well as ornate coving. The dining room continues on to the study / sitting room with open fire and delightful garden views. The entrance hall continues on to the rear hallway which includes a door to outside, access to the guest WC, office and wine cellar. The sitting room is found at the end of the rear hall and offers a bright, triple aspect space complete with log effect gas fire in the style of a wood burner. The spacious kitchen is off the opposite side of the rear hall and includes a range of wall and floor cabinetry, set beneath a wooden worksurface. There is a cream enamelled AGA, electric hob and electric double oven. The utility room provides further cabinetry for storage including a large walk in housekeeping cupboard.

The original staircase rises from the entrance hall to the first-floor landing. The principal suite includes a front facing bedroom with views down the garden towards the canal and a vast bathroom with roll top bath and separate shower. There are a further three double bedrooms at first floor level, all of which enjoy views of the gardens or paddocks. A family bathroom completes the first floor. Stairs rise again to the second floor landing with access to a further two spacious double bedrooms with far reaching views as well as the second floor bathroom with roll top bath. An expansive storage cupboard / loft space is found off the bathroom. All in all, Sandon House offers up to six bedrooms across two floors.







GARDENS, GROUNDS & OUTBUILDINGS

Approached from Sandon Road, Sandon House stands proudly in a prominent position. A gravelled driveway leads down the side of the house and opens into a substantial rear courtyard. The courtyard provides access to the brick and tile barns, which extend to nearly 2,000 sq ft. At one end, the barns offer equestrian facilities including stabling for up to four horses together with a tack room. At the opposite end, there is excellent garaging for up to four vehicles, with the corner garage fitted out as a workshop. There are three good sized second floor attic rooms to the barns with plenty of head height. The barns offer an excellent opportunity for conversion into a holiday let or secondary accommodation for multi-generational living (subject to the necessary consents).

Various pathways lead around the house to the side and front terrace. The side terrace is a sheltered spot with southerly views towards the canal and is complemented by two garden stores and two sets of toilets, ideal for summer events in the garden. The gardens wrap around the front and side of the house to include an area of raised beds with a greenhouse as well as a tennis court. The lawns continue down to the canal, whereby Sandon House benefits from a forty-foot frontage which provides opportunity for a mooring. The remainder of the grounds are laid to fenced paddock, with the plot totalling approx. 3.63 acres all in all.

Agents Note:

The Sandon Estate retains a right of way through a separate field gate and over the rear paddock to gain access to their own field.
The seller cannot offer any warranty or guarantee that the septic tank complies with the general binding rules.





LOCATION

Sandon House is set in a prominent position in the popular Estate village of Sandon. Sandon itself benefits from a village store, active cricket club and locally renowned The Dog & Doublet Inn. The neighbouring villages of Weston, Salt and Burston offer similar village amenities including the Holly Bush, The Greyhound and Saracens Head pubs and Weston Hall, a hotel and high-end restaurant. The county town of Stafford is approximately 5 miles away and the town of Stone is 3 miles away both providing a wide range of amenities including local and national retailers, bars / eateries, and leisure opportunities.

Sandon 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 47 miles and East Midlands Airport is approximately 37 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.







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Approximate Gross Internal Area

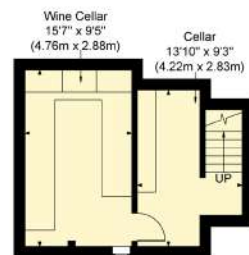
Main House = 418 sq.m/4500 sq.ft

Outbuilding = 34 sq.m/365 sq.ft

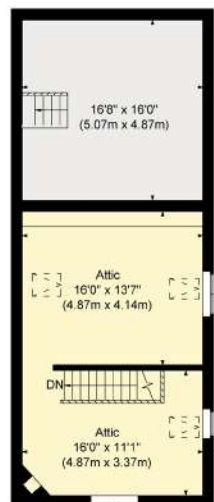
Stables = 125 sq.m/1345 sq.ft

Garage = 80 sq.m/864 sq.ft

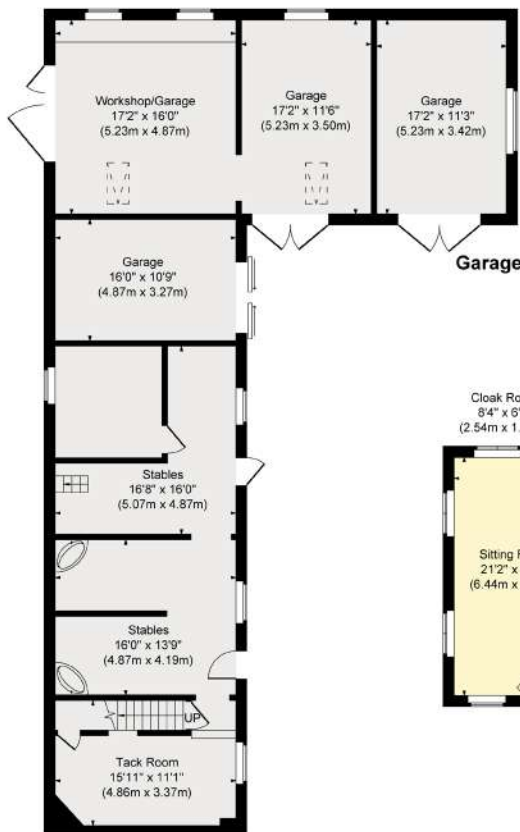
Total = 657 sq.m/7074 sq.ft



Cellar



Stable First Floor

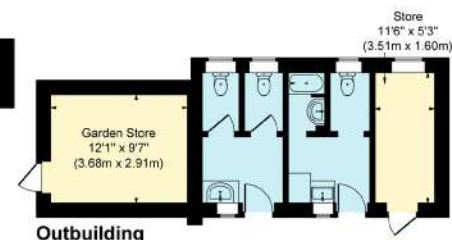


Stable Ground Floor

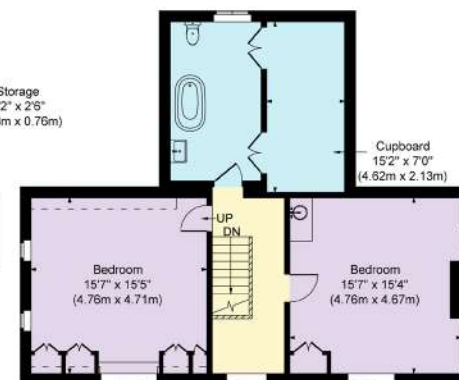


Ground Floor

First Floor



Outbuilding



Second Floor

We would be delighted
to tell you more.

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