



London Road | Weston, Stafford | ST18 0JS
Offers In The Region Of £850,000

 **Webbs**
estate agents

Summary

**** SOUGHT AFTER VILLAGE LOCATION ** 4.64 ACRES ** INTERNAL VIEWING IS ESSENTIAL ** SMALLHOLDING / EQUESTRIAN POTENTIAL ****

WEBBS ESTATE AGENTS are proud to offer this FABULOUS detached FAMILY home located on a non-estate position with the added advantage of land to the rear total plot of 4.64 acres Location and Lifestyle: Positioned on the edge of this popular village lies The Willows, providing convenient access to local amenities with easy connection to transport links. It is ideal for anyone with an equestrian interest or someone who requires land for agricultural purposes, as the land to the rear is approximately 4.4 acres and is accessed either from the main house or via gates off the lane running to the side of the property, making it ideal for a paddock or smallholding. Comprising: Entrance Hall, Guest WC, Spacious Lounge, Study, Breakfast Kitchen, Two Downstairs Bedrooms with En-suites to both, First Floor Large Bedroom with En-suite, Bedroom Four, Detached Garage, Extensive Driveway. In summary, this individually designed detached property combines a prime location, and excellent connectivity, and is ideal for anyone with an equestrian interest or someone who requires land for agricultural purposes as the land to the rear is approximately 4.4 acres and is accessed either from the main house or via gates off the lane running to the side of the property making it ideal for a paddock or a smallholding.

Key Features

- PLOT SIZE 4.64 acres
- IDEAL FOR ANYONE WHO REQUIRES LAND
- SOUGHT AFTER VILLAGE LOCATION
- DECEPTIVELY SPACIOUS
- NO UPWARD CHAIN
- DETACHED FAMILY HOME
- INTERNAL VIEWING IS ESSENTIAL

Rooms and Dimensions

Identification Checks (R)

ENTRANCE HALLWAY

GUEST WC

DUAL ASPECT LOUNGE

21'5" x 13'1" (6.55m x 3.99m)

STUDY

12'11" x 10'9" (3.95m x 3.28m)

KITCHEN DINER

22'1" x 10'11" (6.75m x 3.33m)

CONSERVATORY

11'0" x 9'8" (3.36m x 2.96m)

BEDROOM TWO

11'6" x 10'9" (3.53m x 3.30m)

ENSUITE SHOWER ROOM

BEDROOM FOUR

11'6" x 10'3" (3.51m x 3.14m)

ENSUITE SHOWER ROOM

LANDING

MASTER BEDROOM

23'8" x 14'10" (7.23m x 4.53m)

ENSUITE SHOWER ROOM

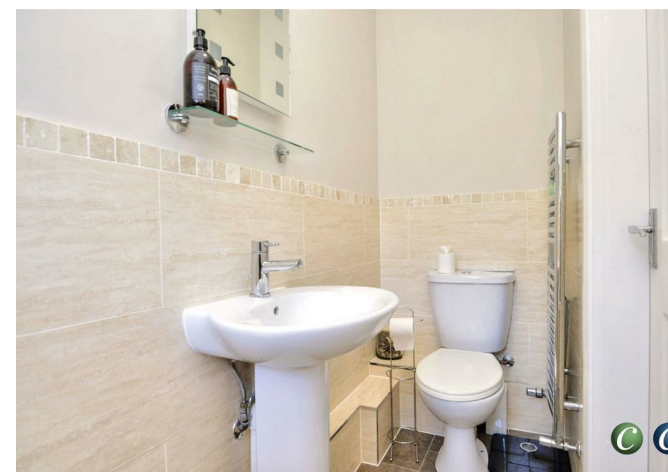
BEDROOM THREE

12'3" x 10'4" (3.74m x 3.15m)

LANDSCAPED GARDENS

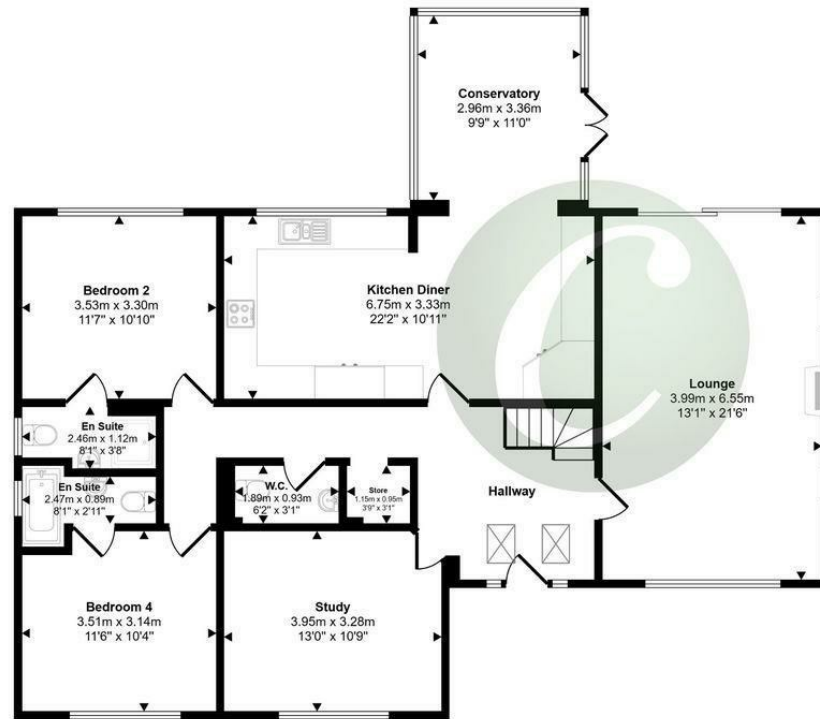
DOUBLE DETACHED GARAGE

PADDOCK TOTALLING 4.64 ACRES



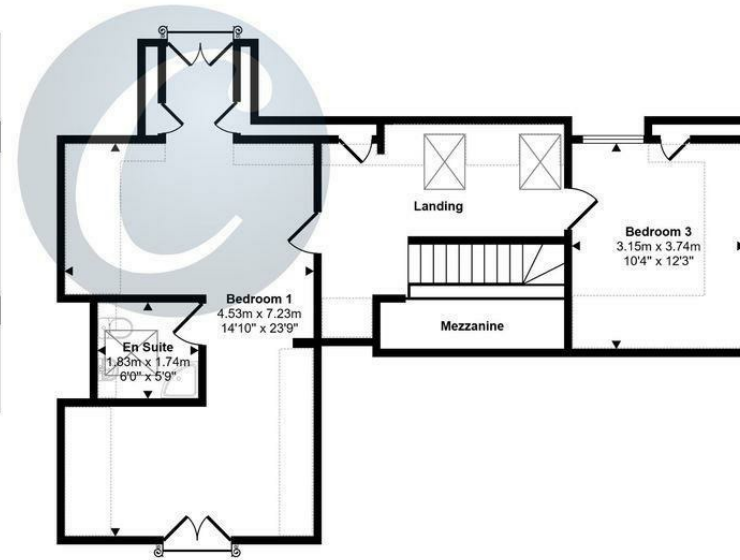


Approx Gross Internal Area
191 sq m / 2059 sq ft



Ground Floor
Approx 125 sq m / 1342 sq ft

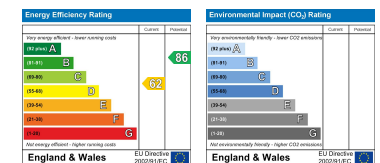
Denotes head height below 1.5m



First Floor
Approx 67 sq m / 717 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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