

Oakendale, Sandy Lane, Bishops Wood, Stafford,
ST19 9AF

nick tart





Ground Floor Building 1



Floor 1 Building 1

Approximate total area¹⁾

2023.26 ft²
187.97 m²

Reduced headroom

84.11 ft²
7.81 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Occupying a secluded and private position within grounds and paddocks extending to approximately 3.25 acres including a building plot for a large four bedroomed detached property this period detached property which we understand dates back to 1893 enjoys a plethora of charming and characteristic features throughout the captivating interior and in our opinion would appeal to a variety of interested parties but in particular those discerning buyers with equestrian interests.

- Reception porch and entrance hall
- Fitted cloak room
- Lovely sitting room and dining room both with feature fireplaces
- Bespoke Mark Wilkinson breakfast kitchen and separate utility
- Snug/playroom
- A choice of four good size first floor bedrooms
- Master ensuite and family bathroom
- PP for a four bedroomed detached house
- Two good size paddocks
- Large, detached barn and storage
- Additional detached garage and home office
- Detached stable block and tack room
- Gardens on four sides
- EPC: TBC

The property itself is tucked away down off an unadopted road yet is conveniently situated close to the A5 and major motorway networks providing access to a number of major towns and cities.

The accommodation which enjoys the benefit of oil fired central heating and double-glazing in further detail comprises...

Ground floor

Double-glazed **reception porch** with fitted cupboards.

Entrance hall with slate tiled flooring and fitted Heritage cloak room.

Charming sitting room which has a feature brick fireplace with Wenlock stone wood burner, oak mantle, quarry tiled and brick hearth, exposed beam ceilings and slate tiled flooring.

Separate dining room which has feature York stone fireplace with Villager cast iron wood burner with oak mantle and stone hearth, exposed beam ceiling, oak and oak strip flooring.

The bespoke **Mark Wilkinson breakfast kitchen** enjoys a matching suite of units comprising of a double butler enamel sink unit with range of cupboards and marble work tops incorporating a Lacanche range electric oven and gas hob with extractor over, integrated dishwasher and microwave, range of wall cabinets and tiled flooring.

Separate utility which has a recess for American fridge freezer, plumbing for automatic washing machine, wall cabinets, tiled floors and stable door into the rear garden.

There is also a most useful **snug/playroom** with built in storage and display units, tiled floor and access into the rear garden.

Stairs lead from the sitting room to...

First floor

Gallery landing which has an exposed beam ceiling.

Undoubtedly one of the features of this property is the **master suite and dressing room** which has a range of fitted wardrobes and lovely elevated views, beamed ceilings and fitted furniture.

Ensuite shower room which has a separate shower cubicle, low flush WC, vanity unit and heated chrome towel rail.

There is a further choice of **three good sized bedrooms** with bedroom two having a fitted vanity unit.

Family bathroom which has a Heritage suite comprising of panel bath with telephone taps and shower spray, separate shower cubicle, vanity unit, close coupled WC and Karndean style flooring.

Outside

The property is approached via a long unadopted road through a secure electric gate where there is parking for a number of vehicles.

The **main gardens** are presently neatly laid out with an **outdoor swimming pool**, decked terracing and **summer house/ changing room** with power and lighting.

There is also a **useful barn** which could be utilized for a multitude of purposes.

However, there is planning permission for a large, detached family residence (South staffs REF 21/00578/FUL) which would occupy where the outdoor swimming pool and the large detached barn presently sit.

Detached garage with office above.

In addition to the main gardens there are **two good sized paddocks** with a **detached stable block** and **tack room** with a separate vehicular access over a right of way from the neighboring property.

Tenure - we are advised the property is Freehold.

Services - septic tank and oil fired central heating

Council Tax - Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)



Important

We take every care in preparing our sales details. They are carefully checked; however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

