



Willowdene, Moddershall, Staffordshire

**Tinsley  
Garner**  
independent property expertise





Location, glorious location! A unique opportunity to acquire a beautifully crafted, newly re-modelled detached house in an idyllic village location three miles from Stone. Willowdene stands in approximately 0.75 acres of garden in a discreet position on the edge of Moddershall village enjoying westerly views across the Moddershall Valley conservation area. The house has undergone a ground-up re-build in the past two years and offers spacious accommodation catering for every requirement of twenty-first century living, featuring spacious indoor / outdoor living space complemented by four double bedrooms and four bathrooms. Step outside and you will discover the most delightful tranquil gardens which offer plenty of opportunity for outdoor living, seemingly miles from anywhere and yet just a few minutes stroll to the village hall, church and the popular local pub. A truly lovely house in the most picturesque of locations. Viewing essential.

#### Reception Hall

Covered porch opening to a welcoming reception hall with staircase to the first floor landing. Vaulted ceiling with skylight window. Oak wood effect flooring. Storage recess below the stairs.

#### Kitchen / Dining / Family Room

22'0" x 20'3"

The focal point of the modern family home, this large open plan living space has ample space for living, dining and entertaining and enjoys wonderful views over the Moddershall Valley and French doors opening onto the outdoor living area. Featuring an extensive range of wall & base cabinets with painted Shaker style cabinet doors and contrasting white quartz work surfaces. Matching island unit and breakfast bar. Electric AGA range supplemented by a full range of integrated appliances comprising: ceramic induction hob with extractor, twin eye level ovens, and fully integrated dish washer. Part vaulted ceiling with two skylight windows. Sitting area with wood burning stove. Double doors opening through to the lounge.

#### Lounge

15'8" x 13'9"

The dual aspect lounge enjoys panoramic views over The Moddershall Valley and gardens, with sliding patio windows opening to the outside living space. Chimney breast with marble hearth and Heta wood burning stove. TV aerial connection.

#### Snug

13'9" x 12'2"

A quiet study area / sitting room with window overlooking the gardens. Vaulted ceiling with skylight windows and gallery. Oak wood effect flooring.

#### Bedroom

14'2" x 14'6"

Double bedroom with dual aspect overlooking the gardens.



#### En-Suite Shower Room

With suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled floor. Chrome heated towel radiator.

#### Bedroom

14'4" x 10'2"

Double bedroom with window to the front of the house.

#### En-Suite Shower Room

With suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled floor. Chrome heated towel radiator.

#### Utility Room

11'7" x 7'6"

Wall & base cabinets matching the kitchen. Plumbing for washing machine and space for a dryer. Internal door to the garage.

#### Cloaks & WC

White suite comprising: WC and basin.

#### Store / Music Room

11'7" x 6'7"

Adjoins the garage and originally designed as a studio with sound insulated walls and skylight window.

#### Landing

Gallery landing overlooking the snug, with vaulted ceiling and skylight windows.







**Principal Bedroom**

9'11" x 9'1"

With a view like this you may never want to get out of bed! The main bedroom features inward opening French doors with glass balcony enjoying fabulous westerly views over the Moddershall Valley.

**En-Suite Bathroom**

A luxurious en-suite bathroom with contemporary style suite featuring freestanding bathtub, walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin, bidet & WC. Chrome heated towel radiator. Window with views over the Moddershall Valley.

**Bedroom**

Double bedroom with window to the front of the house.

**En-Suite Shower**

Contemporary suite featuring walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Chrome heated towel radiator.

**Outside Living Space**

The house features a wrap-around deck providing extensive space for outdoor living and enjoying fabulous views over the gardens and sunset views across the Moddershall Valley. Built with non slip composite decking with glass balustrades. Steps at the side of the house leading to the gardens. In addition there is a basement level to the property with head height between 3' - 5' which offers potential for further development if desired.

**Gardens**

The gardens are an absolute delight having a superb blend of formal and natural areas featuring a variety of trees, shrubs and planting. There are three streams running through the gardens, one of which features an ancient watercress bed, feeding a secluded pond and eventually making their way to the Scotch Brook which runs through the Moddershall Valley.

There are gravelled paths meandering through the garden and there are a variety of seating areas where you can sit to appreciate the beauty of the garden and its surroundings. Extensive paved patio at garden level. Wishing well. Large greenhouse.

**Garage & Parking**

A discreet access from the lane leads to a large parking area and double garage measuring 5.81 x 5.79m, with electrically operated roller shutter door.

**General Information**

Services: Mains water & electricity. Drainage to a septic tank. Oil fired central heating. Newly installed Worcester Bosch central heating boiler.

New aluminium double glazed windows throughout

Council Tax band E

Freehold asking Price £1,050,000

Viewing by appointment

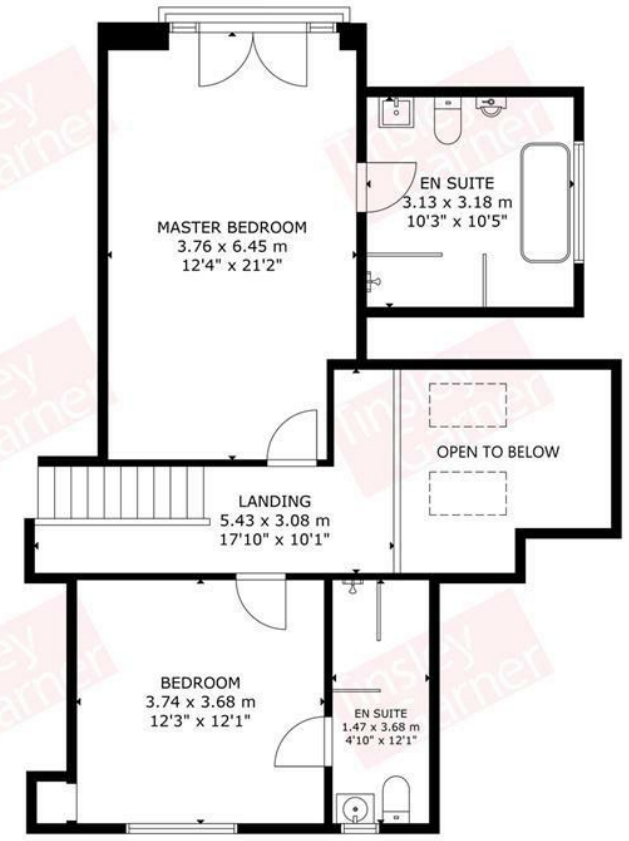
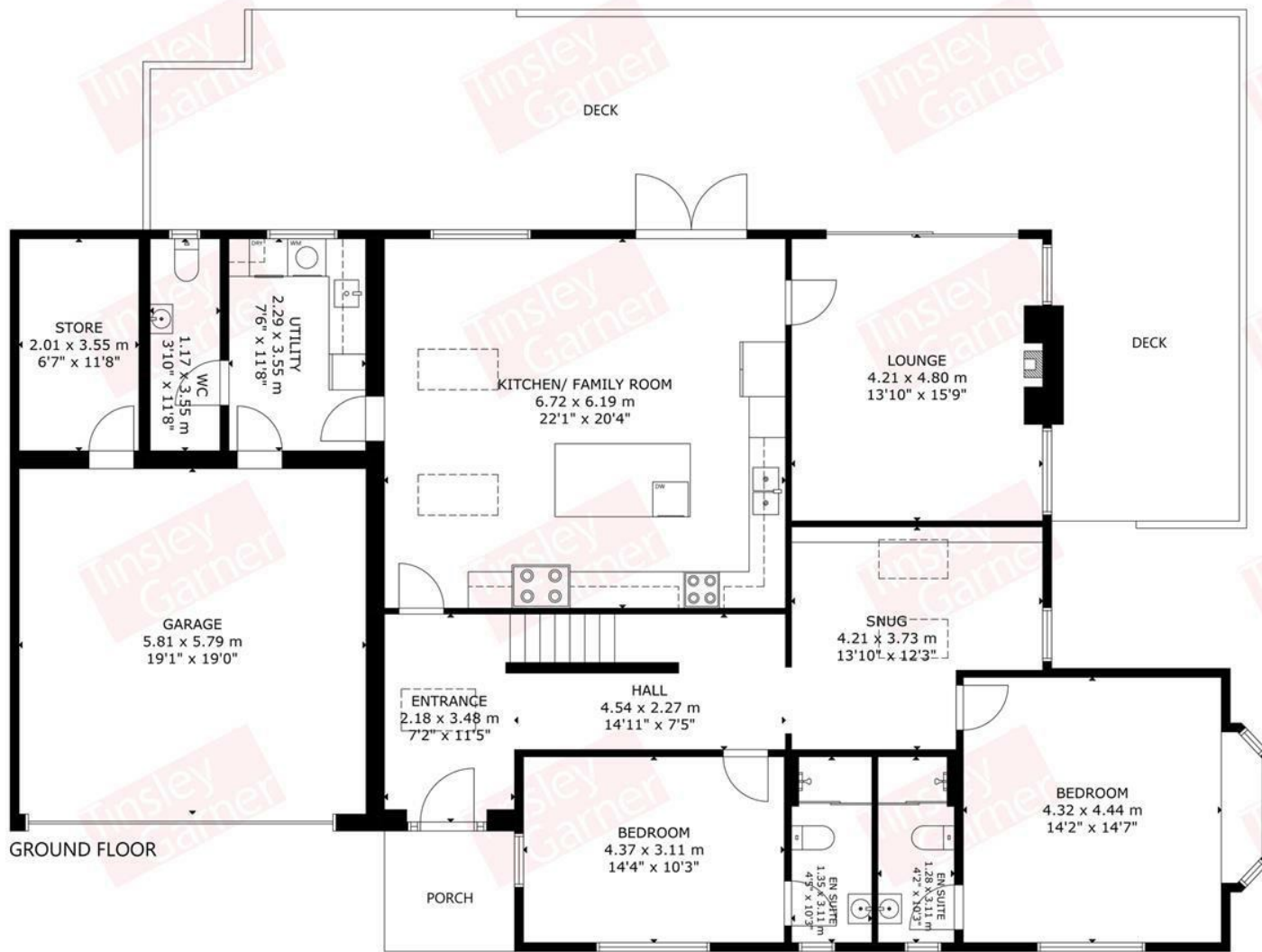
For sale by private treaty, subject to contract

Vacant possession on completion.



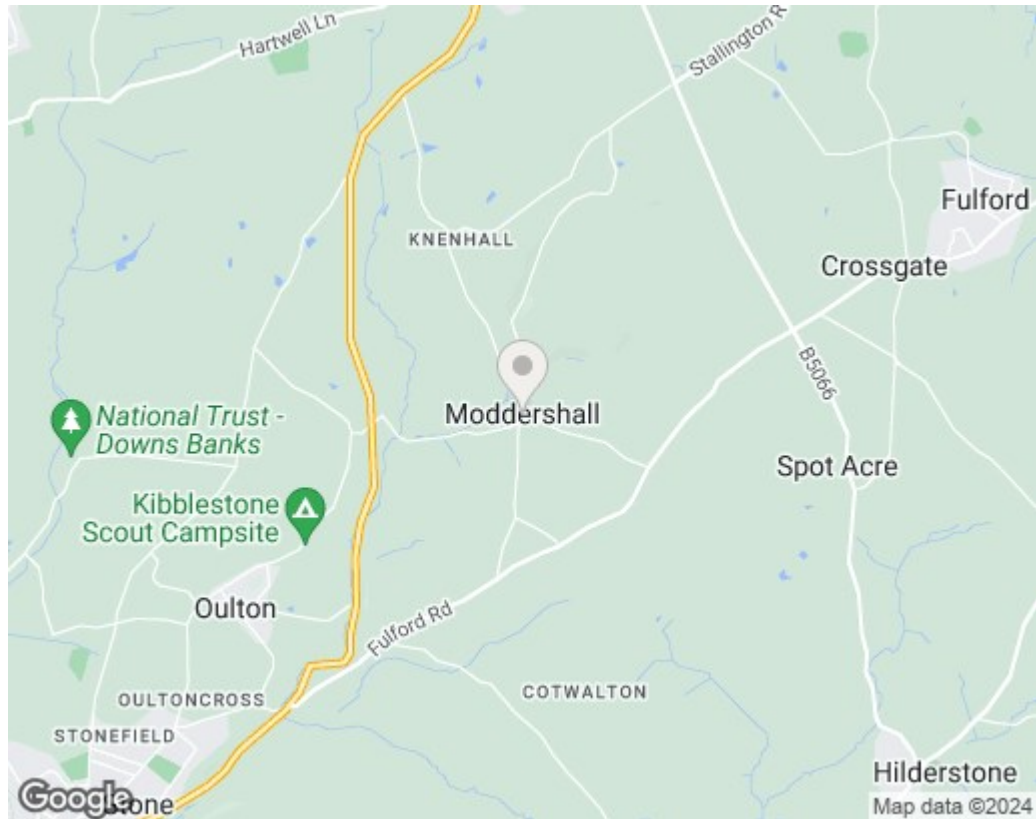
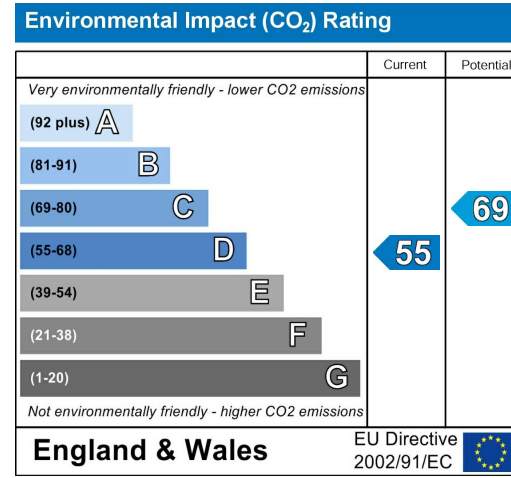
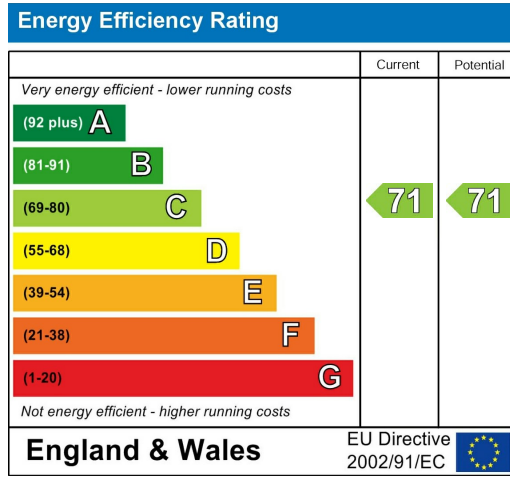






GROSS INTERNAL AREA  
 TOTAL: 219 m<sup>2</sup>/2,358 sq ft  
 GROUND FLOOR: 154 m<sup>2</sup>/1,657 sq ft, FIRST FLOOR: 65 m<sup>2</sup>/701 sq ft  
 EXCLUDED AREA: GARAGE: 34 m<sup>2</sup>/362 sq ft, STORE: 7 m<sup>2</sup>/77 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









The Market House, Mill Street, Stone

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