



Oak Tree Cottage, Coton Hayes, Milwich Stafford ST18 0EJ

**Tinsley  
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independent property expertise







Oak Tree Cottage offers a fantastic opportunity to escape the rigours of urban life - a characterful, detached period cottage set in 4 acres of garden & paddock with far-reaching views over the Staffordshire countryside. The property as a whole has undergone a full renovation by the current owners offering comfortable accommodation which is beautifully presented throughout. In addition to the main house, there is a self-contained home office with potential for further adaptation to an annexe or holiday let. Perfectly set up for equestrian pursuits or hobby farming with four adjacent paddocks, yard, stables and agricultural buildings. Located roughly halfway between the canal town of Stone and the market town of Uttoxeter, within easy reach of Stafford, just a short distance from Cannock Chase, Trentham Gardens, Alton Towers and many other local beauty spots and attractions.

#### Entrance Hall

Reception area with part glazed oak front door. Porcelain tile floor

#### Lounge

A lovely dual aspect living room which enjoys views over the gardens, paddock and beyond. Chimney breast with inset brick fireplace with oak mantle, raised slate hearth and multi-fuel stove. TV aerial connection. Radiator.

#### Sitting Room

A cosy sitting room which has full width bi-fold doors to the side opening to the gardens. Chimney breast with inset brick fireplace, oak mantle and raised hearth with wood burning stove. Oak wood effect flooring throughout, staircase to the first floor landing with glass balustrade. Radiator.

#### Open Plan Dining Kitchen

A large open plan kitchen with adjoining dining area. The kitchen features an extensive range of wall and base cupboards with traditional style painted 'in frame' cabinet doors and solid ash counter tops. Inglenook with inset Rayburn range with tiled surround and granite counter top. Oak 'Aga shelf' and concealed extractor. Eye level electric oven and integrated microwave, fully integrated dish washer and two refrigerators. Belfast ceramic sink with chrome pillar tap.

#### Dining Area

Open plan to the kitchen, with French doors opening to a cosy patio at the rear of the house and door to the side of the house to the courtyard. Porcelain tiled floor throughout.

#### Utility Room

Featuring a range of base cupboards and larder units with traditional style painted cabinet doors and oak counter tops with inset sink unit. Integrated washing machine and full height freezer. Windows to the rear and side of the house and part glazed oak door to the garden.

#### Cloaks & WC

White suite comprising; WC and hand basin. Wood panel walls to half height and porcelain tile floor. Radiator.

#### First Floor Landing

#### Bedroom 1

Double bedroom with dual aspect enjoying far reaching views over the gardens & paddock towards Cannock Chase in the distance. Radiator.









## Bedroom 2

Double bedroom with dual aspect overlooking the paddock to the front and stable yard to the side. Radiator.

## Dressing Room

With rear facing window.

## Bathroom

Luxuriously appointed with suite comprising; roll top bathtub with chrome filler, over size corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Oak floor and wood panel walls to half height. Chrome heated towel radiator.

## Outside

## Gardens

Oak Tree Cottage enjoys a large formal garden situated to the southwest side of the house, mainly lawn with extensive well stocked borders and far reaching views across Staffordshire towards Cannock Chase in the distance. Several patio areas and plenty of space for outdoor living.

## Office / Annexe

Detached former double garage which has converted to form a self-contained office with adjoining store. Ideal for conversion to a self-contained annexe or holiday let if so desired or could easily be re-instated as a double garage as the doors are still in-situ. Cabled internet connection to the main house which has a direct high speed fibre connection.

Oak Tree Cottage is approached over a long driveway from the lane leading to a large parking area which provides space for a number of vehicles. Access to the courtyard parking area adjacent to the house and separate gated access to the stable yard.

## Stable Yard & Paddocks

The house sits centrally within its plot, with garden and paddock extending in total to 4 acres or thereabouts. The paddocks all benefit from mains fed water troughs and have recently been re-fenced with 'Tornado' horse fencing. The stable yard is to the rear of the house featuring a concrete yard and stables with 3 loose boxes, one currently used as a feed room.. Gate through to the farm yard with a modern 3 bay steel framed barn. Additional loose box and open fronted store adjacent to the stable block.

## General Information

Services; Mains electricity & water. Oil fired central heating. Drainage to a septic tank

## Council Tax Band D

Freehold Asking Price £900,000

## Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.

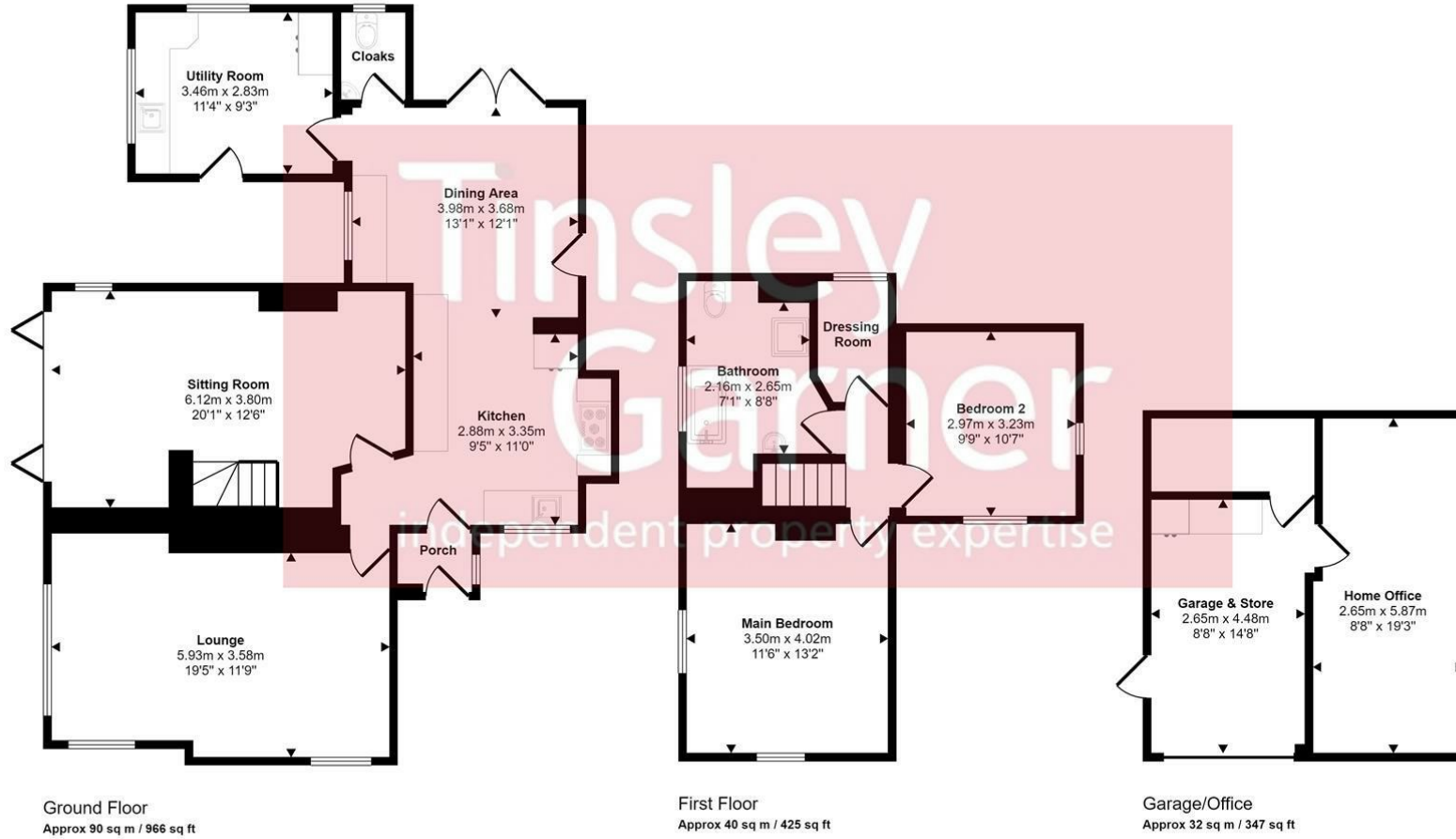
## The Area

Coton Hayes is a rural hamlet located 1½ mile from the village of Milwich where you will find a thriving community with a well attended church, village hall and a popular pub. Green Lea First School is a little over a mile from the property. Uttoxeter and the A50 are 7 miles to the east, Stafford 9 miles and The Potteries 14 miles. For those travelling further afield, there are mainline railway stations at Stafford and Stoke-on-Trent and there are 3 international airports within 1 hours drive.





Approx Gross Internal Area  
161 sq m / 1738 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>55</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC









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