



THE RETREAT | HADLEY END | YOXALL | STAFFORDSHIRE | DE13 8PF

Downes  
&  
Daughters  
ESTATE AGENCY







# THE RETREAT

HADLEY END | YOXALL | STAFFORDSHIRE | DE13 8PF

OFFERS OVER £575,000

Downes & Daughters is delighted to offer for sale this attractive, four bedroom, detached family home occupying an idyllic position within this coveted rural hamlet. Boasting the most delightful rural views to the front aspect this property is one of only two dwellings constructed by a local builder fortunate enough to acquire two enviable plots and offering a more modern alternative to the older buildings that dominate the market in this area.

The highly desirable hamlet of Hadley End is nestled betwixt the popular Hoar Cross and Yoxall surrounded by a wonderful mix of popular amenities, highly acclaimed farm shops and the desirable catchment areas for St Peter's Primary School and John Taylor High School. The house itself offers wonderfully bright and flexible family accommodation extending to over 2,241 square feet and is arranged over two floors with manicured gardens on all sides.

The ground floor provides an entrance hallway with guest cloakroom, living room, conservatory, formal dining room or sitting room, dining kitchen, rear hallway and a utility room. The first floor boasts impressive rural views from most rooms with a principal bedroom suite benefitting from an en suite shower room and the further three bedrooms and study are served by a family bathroom. The real treat lies outside with the most delightfully presented and wonderfully private gardens imaginable. With extensive private driveway parking, double garage and stores, manicured lawns, established beds and borders and patio seating areas.

Viewing is essential to appreciate the attractive nature of this home and it's desirable location.





## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Triple Aspect Living Room Opening To...
- Conservatory
- Double Aspect Dining Room / Sitting Room
- Kitchen Diner
- Utility Room
- Rear Hallway







## FIRST FLOOR

- Landing
- Double Aspect Principal Bedroom With Far Reaching Views
- En Suite Shower Room
- Bedroom Two With Views To Front Aspect
- Bedroom Three With Views To Front Aspect
- Bedroom Four
- Study
- Family Bathroom





WHY WE LOVE THIS HOUSE...





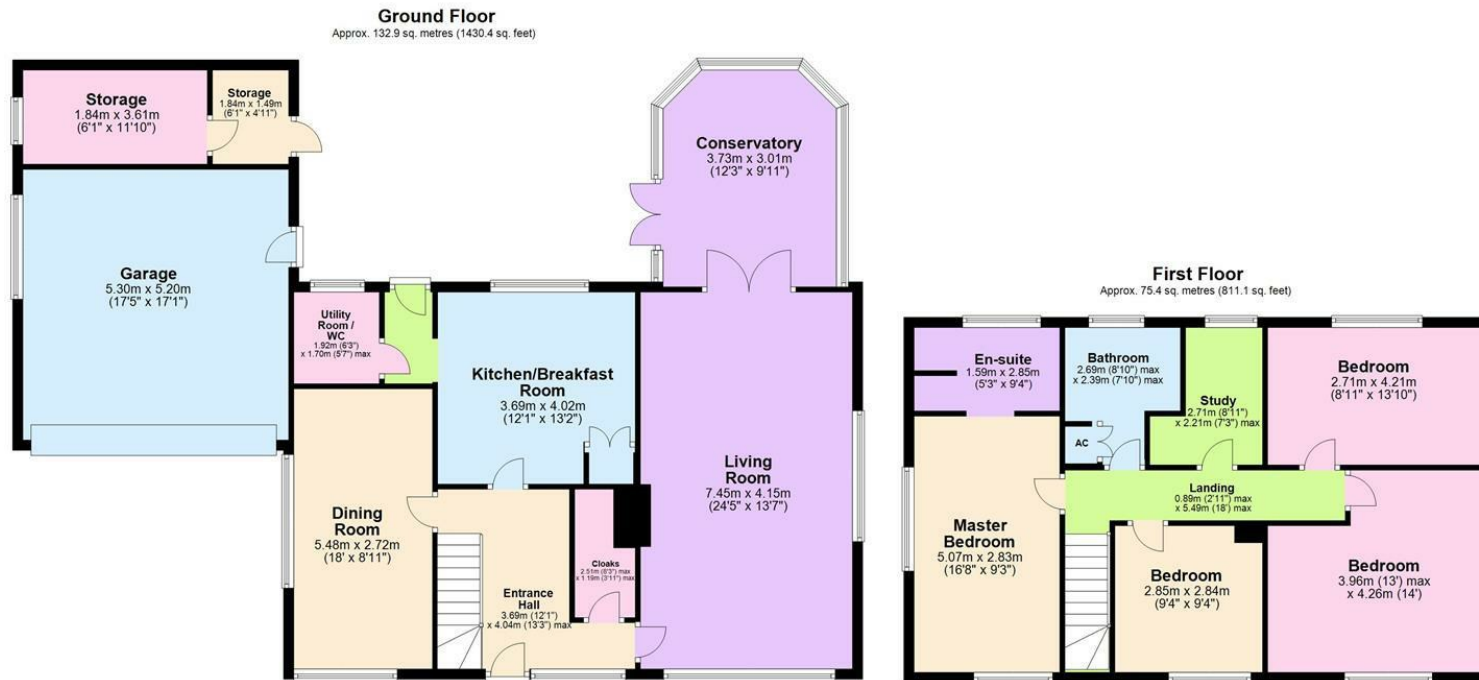


## OUTSIDE

- Beautifully Presented Gardens On All Sides
- Extensive Private Driveway Parking For Numerous Vehicles
- Double Garage With Electric Roller Door
- Two Storage Rooms To Rear
- Neat Lawned Fore Garden With Established Beds & Borders
- Manicured Rear & Side Gardens With Great Levels Of Privacy
- Side Storage Area With Shed & Greenhouse
- Rural Views







Total area: approx. 208.2 sq. metres (2241.5 sq. feet)



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