



HOLLY HOUSE | DAISY LANE | | STAFFORDSHIRE | DE13 7EW

Downes  
&  
Daughters  
ESTATE AGENCY



# HOLLY HOUSE

DAISY LANE | | STAFFORDSHIRE | DE13 7EW

£850,000

A thoroughly impressive five bedroom detached family home, on this select development of just six substantial executive dwellings, on the rural fringe of this popular Staffordshire village. Only the third home to be offered for resale since they were built by Westbury Homes in 2002. A developer renowned for its award winning dominance of the luxury home sector at that time.

Holly House occupies an impressive corner plot offering high spec, spacious family accommodation over three floors and is offered for sale with no onward chain. Having been constantly updated and extended by the current owners, the flexible layout has proved invaluable in catering to the modern day needs of a growing family. The ground floor provides an elegant entrance hallway, guest cloakroom, formal living room, second reception used as a study and play room, utility and a magical kitchen dining and family space with vaulted ceilings and access to the rear garden. The social hub of this happy family home.

The upper floors are equally impressive with the first floor offering an attractive gallery landing, principal bedroom suite with dressing area and contemporary en suite shower room and three further bedrooms and a family bathroom. The striking second floor was designed for the parents with a sumptuous bedroom and luxury bathroom layout, but has since been hijacked by the teenage son.

Externally there is a wonderfully private walled rear garden with shaped lawns, established borders and patio seating area, a double garage extending to over 350 sq.ft, block paved private driveway with EV charger and stylishly planted front and side gardens.

Viewing is essential to appreciate the exceptional nature of this home and its idyllic 'parkland' style setting.



## GROUND FLOOR

Such a stylish and grand entrance with a bespoke central oak staircase linking all three floors and enticing glimpses of the opulent accommodation lying in wait. The ground floor offers a wonderfully flexible layout boasting a pleasant balance between formal reception rooms stylishly contrasting with some more relaxed entertaining spaces and work and play areas. The centre piece being a sprawling open plan kitchen diner and family room, cleverly served by the 'supporting cast members' of the more 'functional' rooms.

Entrance Hallway • Guest Cloakroom • Formal Living Room  
• Showpiece Open Plan Kitchen Diner & Family Room •  
Study / Playroom • Utility / Boot Room





## UPPER FLOORS

An equally impressive space with vast amounts of storage and the perfect balance of bedrooms and bathrooms all spanning from attractive gallery landings.

First Floor Gallery Landing • Principal Bedroom Suite • Dressing Area • Contemporary En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four With Fitted Study Furniture • Second Floor Landing • Stunning Bedroom & Opulent Bathroom Layout (designed for parents but hijacked by teenage son)







### WHY WE LOVE THIS HOUSE...

"We love spending time in the big kitchen/day room as a family and the open aspect of the house gives lovely views and privacy. In summer the outside seating area is a sun trap so it's great for a BBQ and drinks".

### FURTHER INFORMATION

- Freehold (TBC by solicitor)
- Council Tax Band F
- All Mains Services
- Cavity Wall Insulation
- EV Charger
- Energy Rating C







## OUTSIDE

- Private Block Paved Driveway With EV Charger
- Separate Double Garage Of Over 350 sq.ft
- Stylishly Planted Fore & Side Gardens
- Walled Rear Garden Enjoying Superb Levels Of Privacy
- Shaped Lawn & Established Borders
- Patio Seating Areas
- Second Gated Access At Foot Of Garden (& ownership of landscaped strip to the entrance of the development)







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