



18 | MANOR FIELDS | ALREWAS | STAFFORDSHIRE | DE13 7DA

Downes
&
Daughters
ESTATE AGENCY



18

MANOR FIELDS | ALREWAS | STAFFORDSHIRE | DE13 7DA

£850,000

A thoroughly impressive example of a luxury barn conversion with the rare benefit of a double garage, private driveway parking and landscaped garden with open southerly and westerly aspects. The cluster of six barns, originally attached to the Manor House, forms the centre piece of this select development of only eighteen dwellings, occupying the most idyllic of locations on the rural fringe of this popular Staffordshire Village. The barn itself offers opulent and flexible family accommodation over two floors and is blessed with superb levels of natural light and the added 'future proofing' benefit of a ground floor bedroom suite. A rarity in the 'barn conversion world'. The ground floor boasts an attractive hallway with guest cloakroom, triple aspect living room with log burner and study area, inner hallway, formal dining room, recently refitted dining kitchen and utility and that spacious ground floor bedroom with en suite shower room.

The first floor is equally impressive with vaulted ceilings to all rooms and exposed beams and timber frame. There is an elegant split level landing space with space for study or library, principal bedroom with fitted storage and a contemporary shower room and two further bedrooms served by the luxury family bathroom. Externally there is the aforementioned double garage, beautifully landscaped gardens and private driveway parking in addition to the availability of guest parking.

Manor Fields is renowned for the attractive nature of its buildings, its landscaped open green spaces and its enviable location surrounded by open fields and the Trent & Mersey Canal. Yet still remaining conveniently placed for all the amenities Alrewas has to offer and easy access to major transport links.



GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Inner Hallway
- Triple Aspect Living Room With Log Burner & Doors To Gardens
- Attractive Study Space Within The Living Room
- Formal Dining Room
- Recently Re-fitted Kitchen Diner With Door To Driveway & Garage
- Utility Room
- Spacious Ground Floor Bedroom With En Suite Shower Room





FIRST FLOOR

- Attractive Split Level Landing Space With Exposed Brick & Timber Frame
- Principal Bedroom Suite With A Range Of Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Family Bathroom







WHY WE LOVE THIS HOUSE...





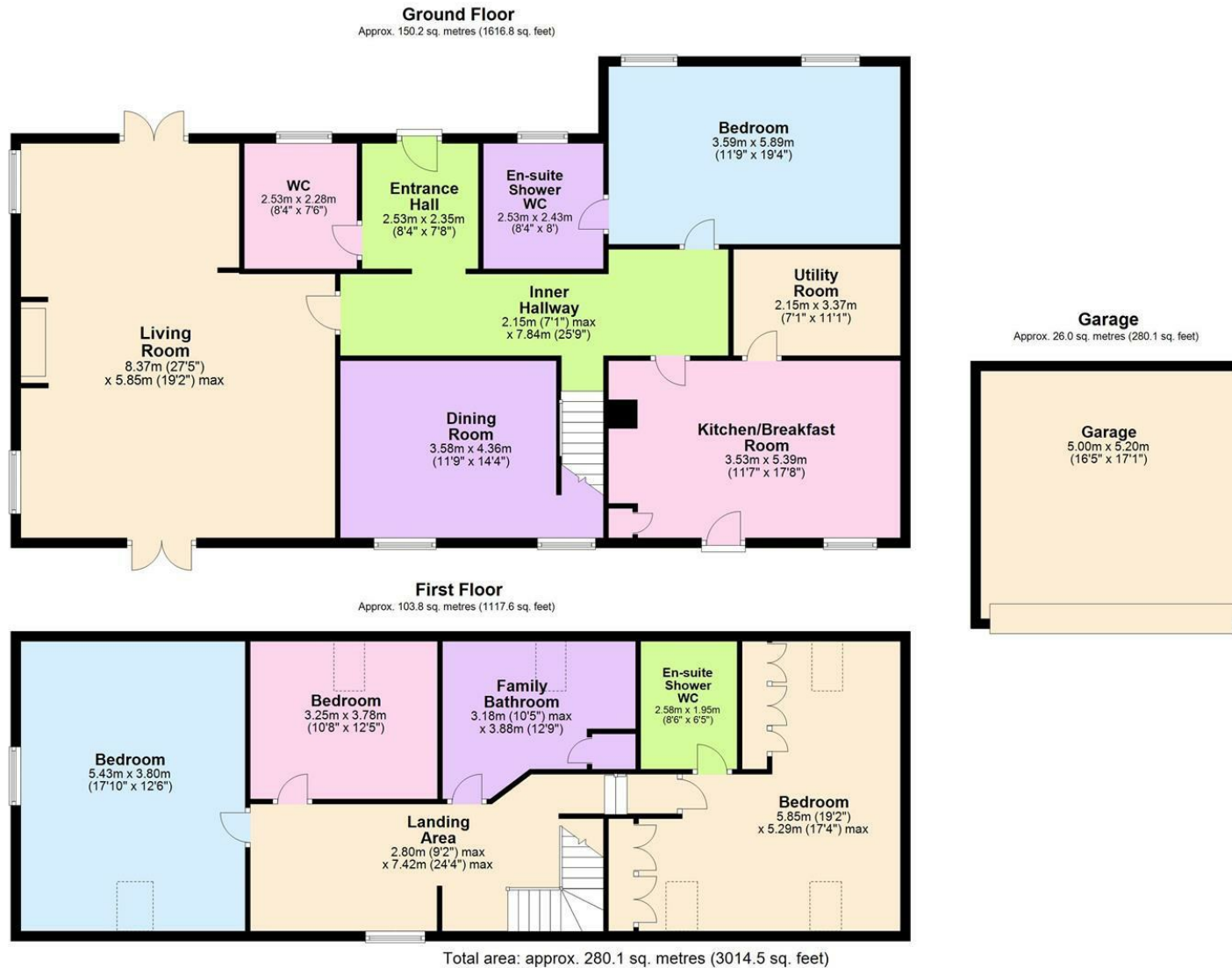
OUTSIDE

- Double Garage With Electric Door & Storage Above
- Private Driveway Parking For A Number Of Cars
- Guest Parking Within Communal Courtyard
- Private Landscaped Garden With Open Southerly & Westerly Aspects
- Shaped Lawns, Patio Seating Areas & Stylish Borders
- Elegant Water Feature & Timber Storage Shed
- Gated Side Access To Driveway & Rear Gate To The Communal Green Spaces





EPC Rating: C



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk

Downes & Daughters Ltd. wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



Not All Agents Are Equal...