



FAIRVIEW HOUSE | CLOISTER WALK | | STAFFORDSHIRE | WS14 9LN

Downes  
&  
Daughters  
ESTATE AGENCY







# FAIRVIEW HOUSE

CLOISTER WALK | | STAFFORDSHIRE | WS14 9LN

£1,100,000

An exceptional four bedroom detached family home on one of Whittington's finest addresses, once the estate of Whittington Old Hall. Situated at the heart of this popular Staffordshire village and falling within the King Edward's catchment area, Fairview house was completed in 2017 by South Mill Country Homes, renowned for its local dominance of the luxury home market. Providing a modern alternative to the homes that have occupied Cloister Walk since the original estate was constructed.

Finished to a standard rarely seen outside London, the flawlessly stylish accommodation extends to over 2,500 square feet offering a flexible, family friendly, layout with an attractive balance of contemporary open plan spaces and more cosy reception rooms.

The ground floor accommodation provides a grand atrium style entrance hallway with a striking return staircase rising to an opulent gallery landing, guest cloakroom, charming living room with log burner, sitting room / study, utility and 'that kitchen'.

Extending to 40ft across the entire width of the house, it is the perfect sociable family hub, with formal and informal dining, comfortable seating, a 'fully loaded' Symphony kitchen, with a wealth of appliances, and three sets of bi-fold doors giving access to the rear garden.

The first floor boasts an elegant gallery landing, four bedrooms all with plantation shutters, and three with fitted wardrobes, two ensuite shower rooms and a luxury family bathroom. All finished with Imperial suites. Externally the attractive gated approach, flanked by neat laurel hedges, leads to an extensive block paved private driveway with manicured lawns on either side and a detached double garage. To the rear is a lawned enclosed garden with patio seating areas.

Viewing really is essential to appreciate the level of finish and exacting standard of this delightful home and its enormously desirable position within the village.



## GROUND FLOOR

- Impressive Atrium Style Reception Hallway With Striking Return Staircase To First Floor Gallery Landing
- Guest Cloakroom
- Sprawling Open Plan Kitchen Dining & Family Space With Three Sets Of Bi-Fold Doors To Garden
- Large Central Island For Informal Dining & A Wealth Of Fitted Appliances
- Living Room With Exposed Brick Fireplace & Log Burner
- Second Sitting Room / Study
- Utility Room With Stable Door To Driveway









## FIRST FLOOR

- Dramatic Gallery Landing With Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes & Juliet Balcony
- En Suite Shower Room
- Bedroom Two / Guest Suite
- En Suite Shower Room
- Bedroom Three With Fitted Wardrobe
- Bedroom Four With Fitted Wardrobe
- Opulent Family Bathroom With Free Standing Bath & Separate Shower











## FURTHER INFORMATION

- Underfloor Heating Throughout Ground Floor With A Mix Of Porcelain Tile, Oak & Carpet Finishes
- Symphony Kitchen With Hand Made Cabinetry & Quartz Worktops
- Imperial Bathroom Suites With Porcelanosa Tiling
- Double Glazed Residence 9 Windows
- Comprehensive Hardwired Security Alarm System.
- TV Telephone & Data Ports To Selected Ground Floor Rooms & All Bedrooms
- Plantation Shutters To All Windows
- Narrow Profile Crittall Double Doors Connecting Hallway To Kitchen









## OUTSIDE

- Elegant Gated Approach With Neat Laurel Hedge Boundary
- Manicured Lawned Front Garden With
- Sweeping Extensive Private Block Paved Driveway
- Detached Double Garage
- Lawned Rear Garden With Porcelain Patio Seating Areas









EPC Rating: C



Total area: approx. 235.4 sq. metres (2533.6 sq. feet)



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