



ELSWICK HOUSE | FISHERWICK ROAD | WHITTINGTON

Downes  
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ESTATE AGENCY







# ELSWICK HOUSE

FISHERWICK ROAD | WHITTINGTON | STAFFORDSHIRE | WS14 9LH

£850,000

Welcome to one of the most desirable dwellings Whittington's coveted conservation area has to offer. One of only a handful of homes within the village to offer such sumptuous family accommodation, perfectly blending practical family living space with the opulence a house of this importance should possess. Extending to over 3,343 square feet of accommodation surrounded by some of the finest gardens we have seen in recent years. The original property, together with Whittington House, dates back to the early 18th Century with a later Victorian addition to the front of Elswick House in the early 19th Century. This Grade II Listed property's elegance and resplendent history is evident at every turn, yet still offers perfectly practical living space for all the modern day family needs.

The house itself offers six bedrooms, an elegant landing, two bathrooms and two cloakrooms on the upper floors...

And two formal reception rooms and welcoming hallway, spacious kitchen diner and family room, large utility/boot room and two guest cloakrooms on the ground floor. Particular attention should be paid to some of the exquisite period details such as the parquet flooring, marble and inglenook fireplaces, stained-glass skylight and decorative ceiling plaster work. Externally the property occupies a substantial plot with manicured and wonderfully private lawned gardens, at the heart of the village, and a gravel driveway with ornate iron gates and a single garage.

Viewing is essential to appreciate the overwhelming elegance and charm of this magical family home and its highly desirable location.





## GROUND FLOOR

The grandeur of this phenomenal family home is immediately evident on entering the property, with the elegant hallway with parquet floor and glimpses of reception rooms giving some clue as to the calibre of the home you are about to view. The ground floor offers the perfect balance of original formal reception rooms stylishly contrasting with some more relaxed contemporary family spaces. Perfectly served by the 'supporting cast members' of the more functional rooms.

- Entrance Hallway With Oak Parquet Floor & Wide Shallow Tread Staircase Rising To First Floor
- Guest Cloakroom & Storage Area
- Formal Dining Room With Ornate Marble Fireplace
- Living Room With Large Inglenook Fireplace & French Doors To Garden
- Kitchen Diner & Family Room With Delightful Views Of The Garden
- Large Utility/Boot Room With Access To Rear Garden
- Second Guest/Gardener's Cloakroom









## FIRST FLOOR

The first floor is equally impressive, offering four bedrooms radiating from a striking open landing space with attractive stained-glass skylight. The principal bedroom has an en suite shower room and the three further bedrooms are served by a family bathroom and separate WC.

- Striking Open Landing Space With Attractive Stained-Glass Skylight & Large Airing Cupboard
- Double Aspect Principal Bedroom With Pleasant Views Over Garden
- En Suite Shower Room
- Bedroom Two With Original Fireplace
- Bedroom Three
- Bedroom Four With Built In Wardrobe
- Family Bathroom
- Separate WC











## SECOND FLOOR

Such a wonderfully useful space offering further bedrooms, guest suites or playrooms. All with vast amounts of eaves storage.

- Stairs Rise Directly In To Open Landing Space With Wash Basin & WC
- Bedroom Five Leading Directly To...
- Bedroom Six With Delightful Elevated Views Of The Gardens









## OUTSIDE

If the house wasn't impressive enough, the real treat actually lies outside with an extensive manicured plot which has clearly been lovingly tended by the current owners for over 40 years. The partially walled garden boasts immaculate shaped lawns dividing a number of lovingly landscaped and lavishly stocked borders with a number of attractive patios and terraces providing seating and dining areas throughout the garden. Extensive gated private driveway can accommodate a wealth of vehicles and a single garage will prove popular if a classic car needs a home.

Gravelled Private Driveway With Ornate Iron Gates (right of way for neighbouring property to garage) • Single Garage With Retracting Sectional Door • Formal Manicured Lawned Gardens With Patio & Decked Seating Areas & Established Borders • Vegetable Garden & Chicken Run • Timber Storage Sheds & Climbing Frame • Vast Array Of Fruit Trees

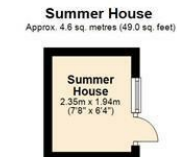
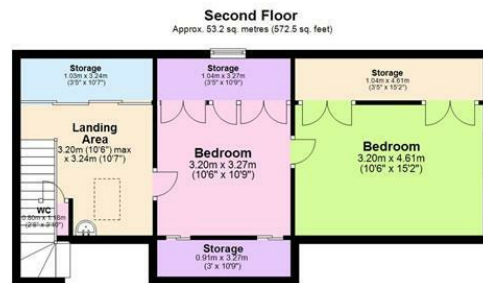








EPC Rating: E



Total area: approx. 310.6 sq. metres (3343.3 sq. feet)



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