



Chimes  
Seighford | Staffordshire | ST18 9PQ



# CHIMES



*Chimes is a detached four bedroom residence situated in the heart of the popular village of Seighford in Staffordshire and in easy reach of the county town of Stafford.*









# GROUND FLOOR

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On entering Chimes, you are greeted by a spacious reception hall and immediately the feeling of natural light and spacious ambience becomes apparent combined with the neutral décor and Porcelanosa tiled flooring which continues through to the open-plan light oak American tread staircase. The flood of natural light and stonework really encompasses Chimes throughout and this is no more exaggerated than in the living and dining areas with full-width bi-fold doors to the rear of the property. As you would expect the kitchen has all the latest modern appliances but the focal points are certainly the vaulted ceiling complete with floor to ceiling window, but also what makes this living space so special is it's flow to the gardens to the side and also the tiled terrace to the rear. Whether you are looking to relax in the tranquil surroundings and just enjoy the views over the rear garden or entertain family and friends Chimes does not let you down and is perfect for those social occasions.

The family room to the front is again spacious, light and airy but retains a cosy feel as well having views over the village green and a study/ snug with the same aspect. Also to complete the accommodation on this floor a cloakroom and utility room for all the noisy appliances so as not to disturb the mood of the living areas. Access to the garage and office space above can also be reached from here.





# SELLER INSIGHT

*“We had been searching for a plot of land for nearly 3 years to build our perfect home, so we knew it was an opportunity not to be missed when this elevated plot with direct access to the village green became available,” recall the current owners.*

*“We commissioned an architect in 2011, started the build in 2012 and moved into the completed house in 2014. We then spent time finishing the gardens and driveway, as well as the final interior touches. We were thrilled that the quality of the design and build was recognised by the industry and Chimes was nominated as a finalist in the House Build of the Year Awards. It appeared on the front cover of Build It Magazine, together with a six-page spread in the August 2016 Edition.”*

*“The garden reflects our love of travel and is a unique outside area that we absolutely adore and use to its full extent. There are multiple seating areas, our favourite of which being the sunken patio with its Mediterranean feel which is designed to create a really chilled vibe. We’ve hosted numerous events with friends and family here, eating and drinking and watching events on the cinema screen as we relax in the sunshine. We also enjoy sitting on the terrace with a G&T as we watch the horses trotting by and the gliders flying silently overhead.”*

*“The village has a great community with an excellent primary school, local pub and active village hall. We are ideally situated for country walks, cycle rides (without touching a main road) and occasionally when friends arrive, we like to visit the local Seighford driving experience track. A little further afield are numerous restaurants, café bars, leisure and sports centres, and a shopping complex with an Odeon cinema.”*

*“We love gazing at the gliders and watching the buffalo grazing in the field through the fantastic gable window in the kitchen/dining room, and the lounge is a very relaxing space which is used every evening after dinner. The cosy sitting room overlooks the village green and is the ideal spot to snuggle up with a good book, whilst the purpose-built office makes working from home an absolute pleasure.”*

*“Chimes is truly unique and is a very special place to us. We had great pleasure in building this property and took pride in every element. This was a life-long ambition and a labour of love to build from scratch, we did not compromise on any element of the build. Waking up to a natural light-filled house with masses of space and great views truly invigorates the heart, soul and mind and we will miss all of this, but family is of paramount importance and we are moving to be closer to our children,” conclude the current owners.\**

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























# FIRST FLOOR

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On arriving on the first floor from the staircase, your attention is drawn to how spacious and light the landing is and the high-quality finish throughout including the engineered wood flooring (underfloor heating on all floors of Chimes). The four bedrooms are all unique in their own shape and size but all doubles as you would expect and each with their own en-suite facilities. The master bedroom and bedroom three have their own walk-in wardrobes but each bedroom like the ground floor accommodation has a feeling of space due to the neutral décor, high ceilings and natural light that enters each room.

The lower level or basement is accessed via the reception hall staircase or from the sunken patio to the rear and is no ordinary basement and again has been thought out with a clever design. There is a spacious reception room which could be used as a music room, this, in turn, leads to the professionally built cinema room for those avid movie fans and the gym to work off those calories complete with a separate shower room. However, like the living and dining areas above, the full width of the lower level has bi-fold doors allowing natural light to flow in as well as making a great entertaining addition when combined with the sunken patio.

















## Outside

The property is accessed by a shared driveway which in turn leads off to the double garage with plenty of parking to the front. The grounds include lawned private gardens to the rear and patio area to the side ideally suited for late afternoon or evening entertaining. Portland stone steps lead down to the sunken garden and create an instant feeling of tranquillity and a Mediterranean ambience. A perfect place to relax, have a barbecue and enjoy the summer sun with friends and family. The Terrace area above gives more seating opportunities and is a perfect extension of the living and dining areas.

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## LOCAL AREA

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Situated in the outskirts of the popular village of Seighford in Staffordshire, The house has excellent transport links to Stafford and the M6 to Manchester and Birmingham are via either Junction 13 or 14. London train journeys are 1h 20mins from nearby Stafford. There is a train service to Birmingham every 10 mins and the journey time approximately 30mins. There is a popular primary school within walking distance in the village as well as the pub and village hall. Private schools are located in Stafford as well as local amenities.



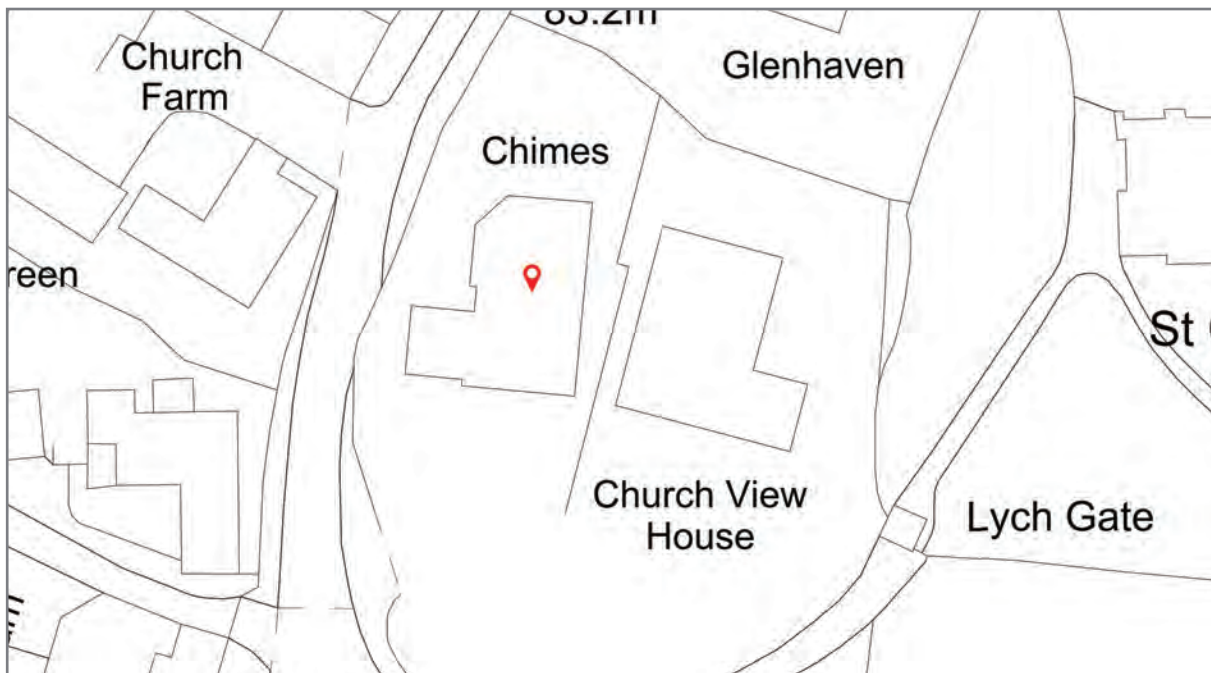


## LOCATION

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# INFORMATION

## Features

The property has many outstanding features including a control 4 sound system throughout the house, enabling music in each room including the garden, underfloor heating throughout, air-source heat pump, handmade bricks – York with Limestone mortar, Portland stone lintels & steps, rainwater harvester, home automation & camera system, fully operational separate office, the chimneys are fully working to enable an open fire or wood burner, Farrow & Ball paint throughout.

## SERVICES TO THE PROPERTY

Air source heat pump, mains drainage and mains electricity.

## LOCAL AUTHORITY

Stafford Borough Council

## VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country – Contact Karl Rusk - 01785 338585 – 01889 228080- 07957 299705

## WEBSITE

For more information visit [www.fineandcountry.com/uk/staffordshire](http://www.fineandcountry.com/uk/staffordshire)

## OPENING HOURS

|                  |                   |
|------------------|-------------------|
| Monday to Friday | 8.00 am - 8.30 pm |
| Saturday         | 9.00 am - 5.30 pm |
| Sunday           | 9.00 am - 5.30 pm |



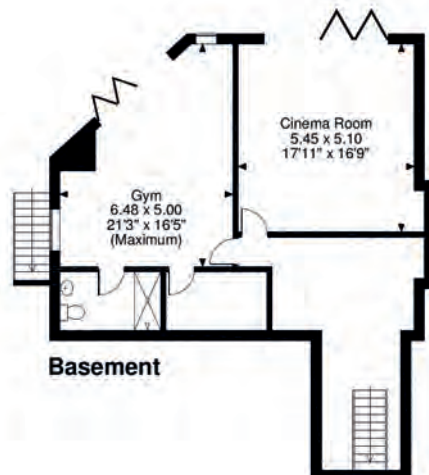
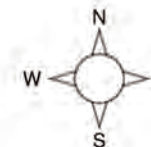
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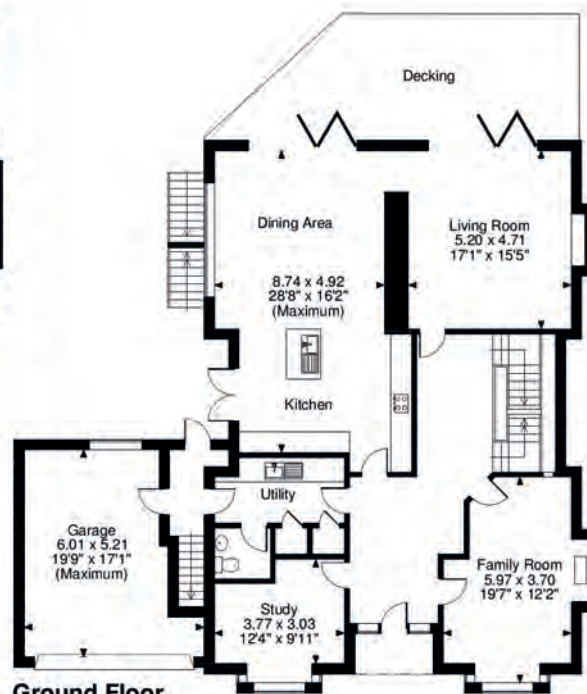
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**Chimes, Seighford, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 4150 Sq Ft/386 Sq M**  
**Garage = 275 Sq Ft/26 Sq M**  
**Total = 4425 Sq Ft/412 Sq M**



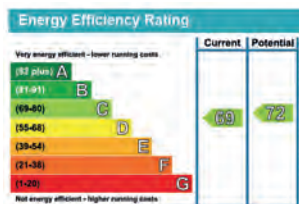
**Basement**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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