



Foxearth
Spot Acre | Moddershall | Staffordshire | ST15 8RN

FINE & COUNTRY

FOX EARTH



In a sought after location on the outskirts of Moddershall near the market town of Stone, Staffordshire sits this 6 bedroom detached residence with over 10,000 sq ft of living space with the added benefit of having a further 2 bedroom detached cottage, as well as further ancillary accommodation. With outstanding views and privacy, Foxearth is in easy reach of the county town of Stafford, Stone and Uttoxeter as well as the local and popular Moddershall Spa and Hotel. Foxearth offers unrivalled versatile living accommodation of majestic proportions. To include the detached cottage and garaging/annex, the residence is ideal for the growing family, for the extended family, for multiple occupation and for working from or running a business from home and also for private entertaining and corporate hospitality on a small or grand scale. The light and airy interiors enjoy a particularly warm and inviting nature; carpeted and tastefully decorated throughout and primed for immediate personal dressing and styling. Beyond the 7 exquisite reception rooms there is a fabulous gallery great hall and an exquisite cutting-edge fitted kitchen/breakfast/day room. There are 6 finely balanced bedrooms with a remarkable complement of various en-suite bathrooms and dressing rooms. All the bedrooms offer delightful private aspects over the gardens and countryside beyond.

GROUND FLOOR

On entering Foxearth you are welcomed by the feeling of spaciousness of the great hall, a first glimpse of what to expect through the rest of the property with its multiple reception rooms and their proportions being of particular prominence. If you like open plan living, this is a dream house which encompasses the demands of modern living and goes further. An example is the kitchen/breakfast/day room, ideal for entertaining and social occasions with French doors to the front gardens for those special events with a marquee you can imagine being on the front lawn. The substantial sized conservatory sits off the kitchen/breakfast/day room, perfect if the inclement weather forces your family and guests inside. For more formal occasions the dining room, again is positioned off the kitchen/breakfast/day room, with easy reach in mind and features a focal point fireplace and views over the front gardens. Across the galleried great hall the 34ft x 28ft lounge gives plenty of room for the family to gather together at the same time with the substantial fireplace being a focal point. However, there are plenty of other reception rooms to keep you entertained whether it be the music room, cinema room, games room or the library there are plenty of opportunities to keep the family busy whether it be together or individually. The orangery also has lovely views over the rear garden and an abundance of natural light due to its design.







SELLER INSIGHT

“ Situated in the pretty hamlet of Spot Acre, which sits in the glorious Staffordshire countryside, just a couple of miles from the busy market town of Stone, is Foxearth, a magnificent country house that also boasts a separate two-bedroom cottage and just under one and a half acres of gardens and grounds.

The house that I bought in 2014 was a rather modest property that dated back to the late-18th century,” says the owner. “It was all in a bit of a sorry state, but I could see that it had an absolute wealth of development potential. I’ve since transformed the property into a really outstanding six-bedroom family home, and it’s a house that I’d say is unrivalled in the area.”

“The house is very traditional in terms of its design, both inside and out, so it fits really nicely within these very pretty rural surroundings. All of the rooms are large and each of the main living areas radiates from a really impressive reception hall, so the layout flows incredibly well. I wanted it to be comfortable for day-to-day family life and an amazing house to entertain in, and I couldn’t be more pleased with the results. I also wanted to inject a bit of character so I’ve incorporated an array of features that you might expect to find in a period home, and these meld really well with the more contemporary elements to create a very homely feel throughout.”

“Another really lovely feature of the property is the garden, which wraps right the way around the house,” continues the owner. “It’s mainly laid to lawn for ease of maintenance and edged with a mature border of shrubs and trees, that not only creates a leafy outlook, but also enhance the superb feeling of privacy.”

“I really don’t think I could pick a favourite room. They’re all really impressive and each comes into its own at different times of the day.”

“This is a place where the new owners will enjoy a really fantastic quality of life. Within the house and grounds there’s a palpable air of serenity; you feel a million miles from everything and everyone. However, Stone is just a couple of miles down the road, it takes just fifteen minutes to drive into Stoke-on-Trent and twenty minutes to drive into Stafford.”

“Set slightly away from the main house there’s a lovely little two-bed cottage and also a triple garage with an office space above, so it’s an ideal property for both working from home and multi-generational living. There’s also planning in place for an all-weather tennis court and the games room has the potential to be transformed into an indoor swimming pool. The possibilities are endless.”

“This is an outstanding property in every single way; there’s not another that even compares in the local area,” says the owner. “The house, the grounds and the setting all combine to make a really lovely place to call home.”*

*These comments are the personal views of the current owners 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

The spacious open living continues on the first floor including the well-proportioned accommodation with 6 substantial bedrooms, multiple en-suites and dressing rooms, all presented to a high standard and offer storage needs for the most demanding requirements. The galleried staircase and naturally light landing compliment the bedrooms, which in turn have outstanding views across the front and rear gardens as well as open countryside.





OUTSIDE

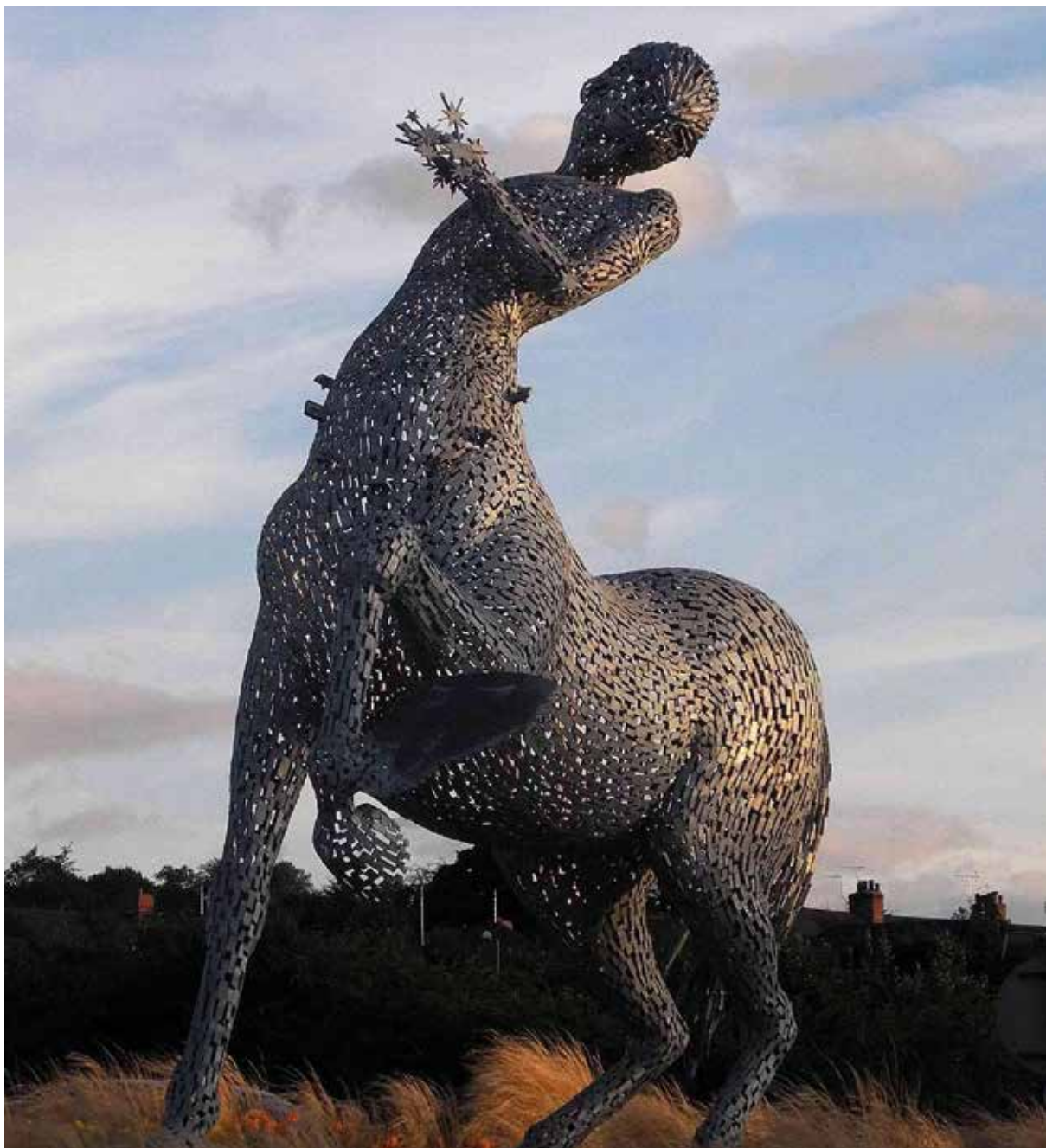
The property has the benefit of a 2 bedroom detached cottage (with planning approval to extend further) perfectly set up as an annexe for an elderly relative or independent child. There is also a triple garage with substantial office space above and plenty of parking set behind electric gates. The gardens give complete privacy as well as being child friendly and total approximately 1.5 acres. The property also benefits from planning approval for a tennis court, swimming pool and redesigned garden layout.











LOCAL AREA

The Staffordshire location is a pretty, rural hamlet of Spot Acre and village of Moddershall which sits in close proximity to the market town of Stone. There are plenty of amenities including the Moddershall Spa and Retreat, local pubs and restaurants and for equestrian enthusiasts, the well renowned and award winning Sport Acre Equestrian Centre. The transport hubs include rail to London, Birmingham and Manchester as well as the M6 which is within easy reach.

There is also a range of excellent independent schooling within the area including Stafford Grammar School, Yarlet School, Newcastle-under-Lyme School and Denstone College, as well as highly regarded primary and secondary state schools.



INFORMATION

Services

Mains electric and water
LPG underground
Drainage via a septic tank
CCTV and security alarm

Local Authority

Stafford Borough Council
Council Tax Band H

Viewing Arrangements

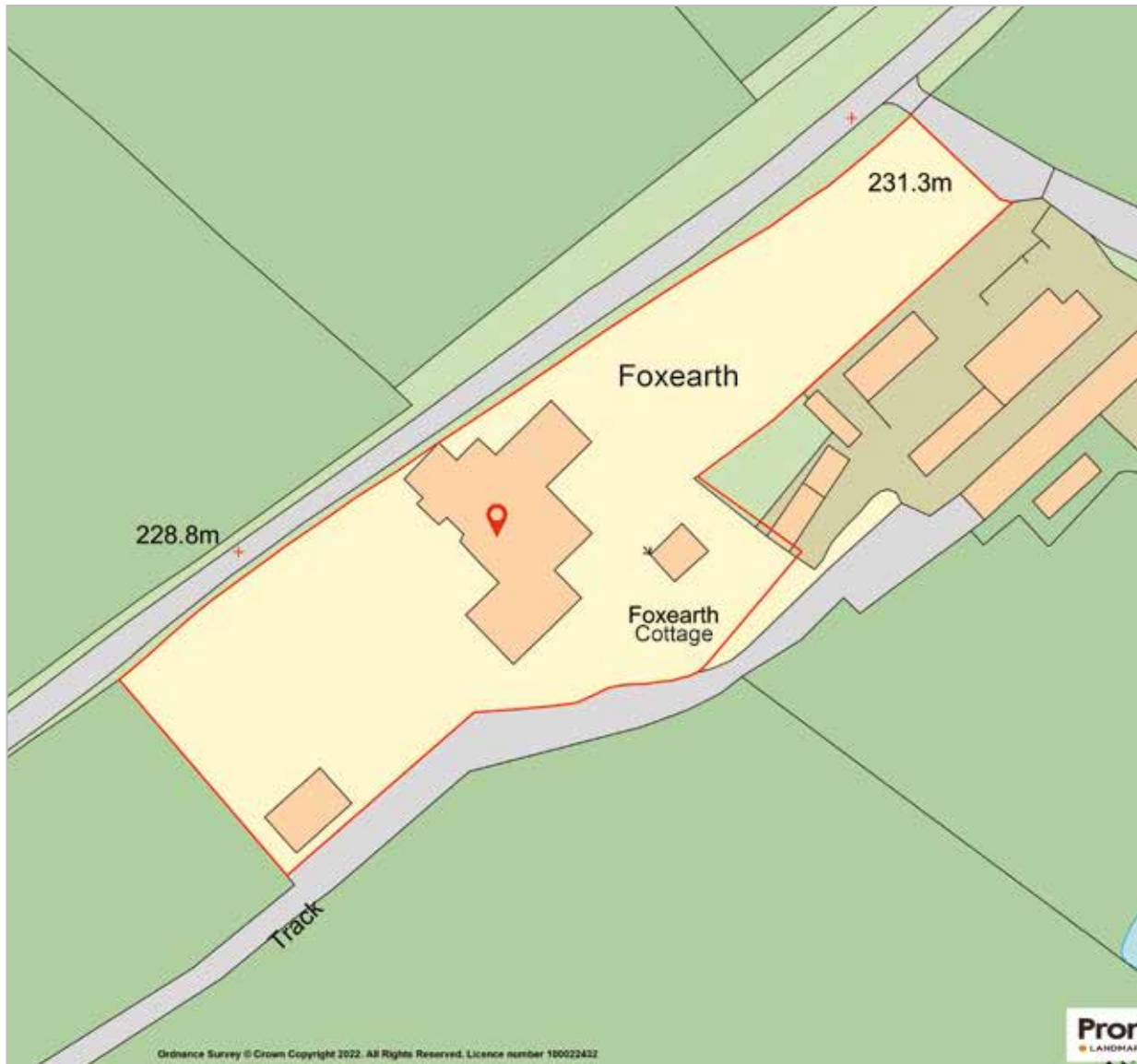
Strictly via the vendors sole agents Fine & Country on 01785 338585.

Website

For more information visit www.fineandcountry.com/staffordshire

Opening Hours

Monday to Friday	8.00 am - 8.00 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

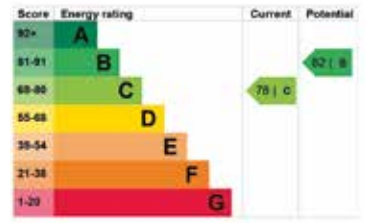
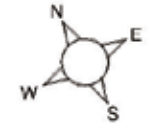


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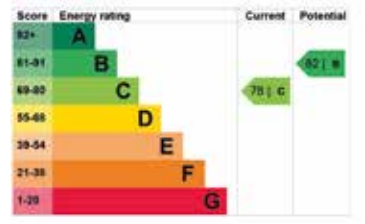
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Fox Earths Spot Acre, Stone
Approximate Gross Internal Area
Main House = 9005 Sq Ft/837 Sq M
Garage = 670 Sq Ft/62 Sq M
Floor Above Garage = 566 Sq Ft/53 Sq M
Cottage = 587 Sq Ft/55 Sq M
Balcony external area = 37 Sq Ft/3 Sq M
Total = 10828 Sq Ft/1006 Sq M



The Cottage



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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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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