



Boscomoor House
Penkridge | Staffordshire | ST19 5NU

BOSCOMOOR HOUSE



Boscomoor House is a modern 4 double bedroom family home situated on the outskirts of the popular market town of Penkridge. The accommodation includes 4 bedrooms with 2 bathrooms (including an en-suite to the main bedroom). The downstairs accommodation includes 3 reception rooms each well presented, spacious and naturally light. Outside the garden is enclosed and child friendly with driveway to the front as well as a garage.



GROUND FLOOR

On entering Boscomoor House you appreciate how spacious and light the entrance hall is, a theme which continues throughout the property with its neutral décor and surroundings. From here double doors lead to the main reception room ideal for lounging around or entertaining guests and perfectly situated next to the dining room which again can be accessed via double doors and thus creating an even more open plan layout from front to back of the house. The kitchen sits off the dining room and naturally flows from one to the other if you are entertaining guests with the kitchen itself being a welcoming and natural place to congregate. A useful utility room and downstairs cloakroom complete the ground floor accommodation.









SELLER INSIGHT

“ This individual house, built in 1988 by a local builder, had everything we required from its convenient, location within the village, to its size and flexibility to become our ideal family home. Over the years we have undertaken many projects to renovate, enhance and update our home, such as the installation of double glazing throughout, new kitchen and utility room, alongside new bathrooms. It is a fantastic, comfortable, welcoming, family home with lots of space. Our large third reception room has been a fabulous playroom for the children and later a home office, games room / bar and a 5th bedroom in its time. Having double doors into the lounge opens the house up on party nights with our largest one being when we entertained over 90 guests for a New Year’s party.”

“With such convenient access to the outside, this further enhances the areas available for entertaining and we have held so many happy and memorable occasions here. We have a wonderful terrace which is perfect for al fresco dining and sociable BBQs, a sun terrace at the top of the garden, ideal for relaxing late into the evening. We also love the large front porch which is ideal to sit out or shelter from the rain before entering the house.”

“The village contains lots of old-world charm but, with its strong sense of community, offers a host of opportunities to pursue wide ranging interests, including sport and leisure facilities, alongside many sociable events. The schools in the area have all numerous reports of their excellence but, of course, independent schools are easy to reach. “

“This has been a magnificent family home for us, but our children have flown the nest and we have decided to find pastures new in a warmer climate for our retirement years and create more memories.”*

*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 first floor accommodation in keeping with the ground floor is spacious light and airy with the oversized landing allowing natural light to flood in from the front of the house. All four bedrooms are double rooms and perfect for the growing or established family. The master bedroom benefits from having it's own modern en-suite shower room. The remaining bedrooms are all spacious light and airy and complimented by the modern family bathroom.

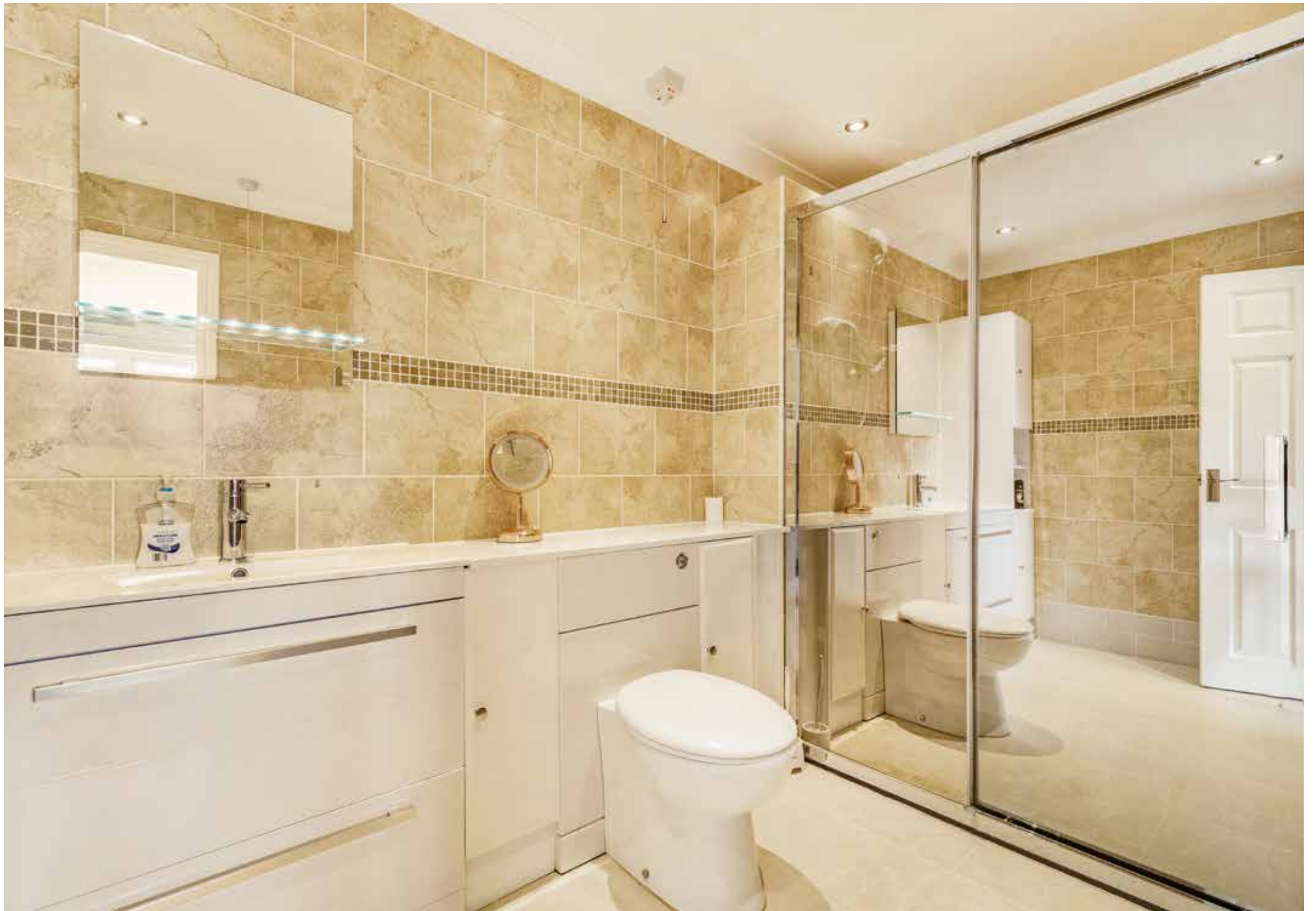










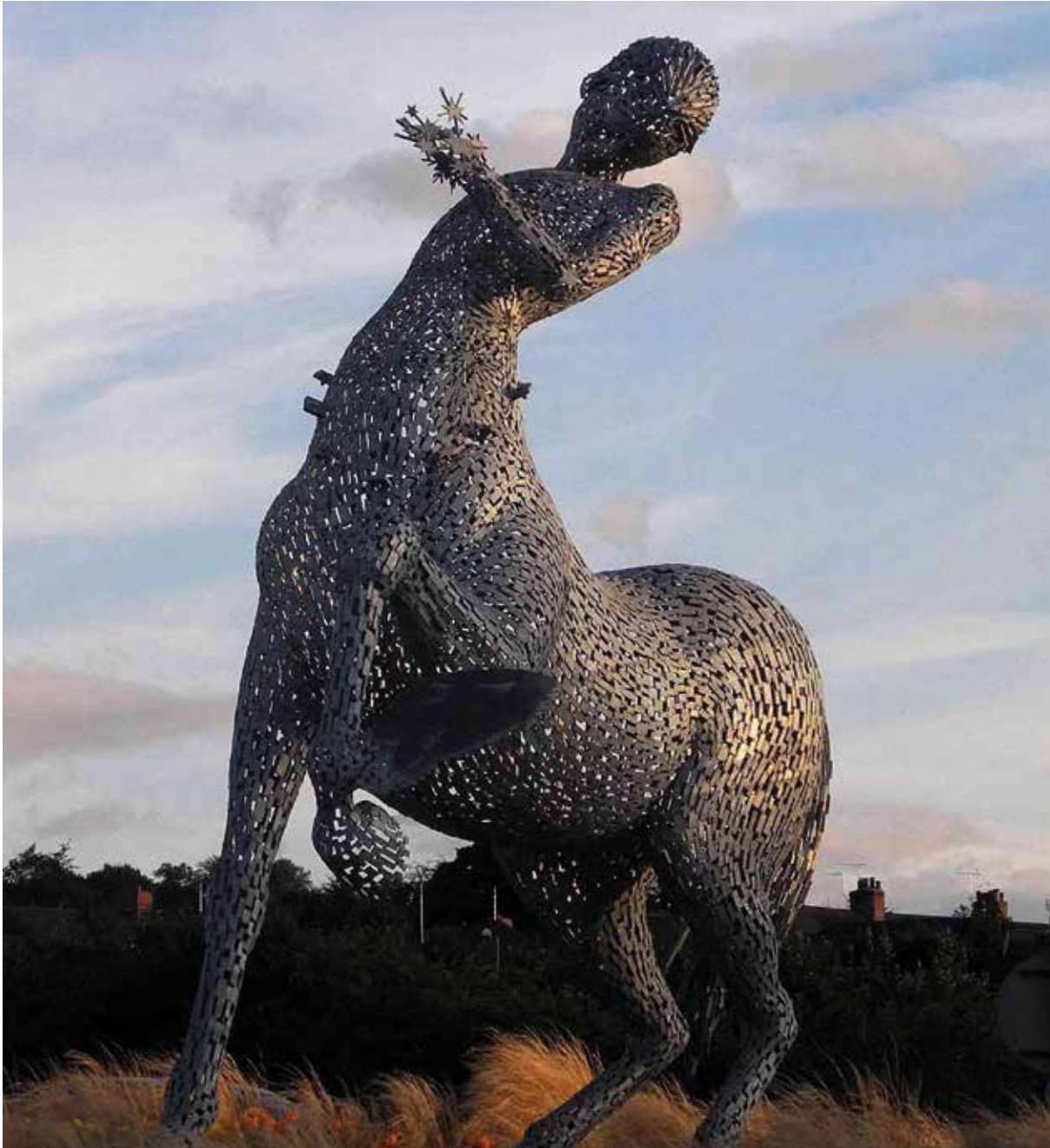


OUTSIDE

The gardens are mainly laid to lawn with a patio area running adjacent to the rear of the property with access available to the rear of the garage. To the front the double width driveway offers parking for numerous vehicles with the rest of the front garden being slightly elevated to the road and mainly laid to lawn.



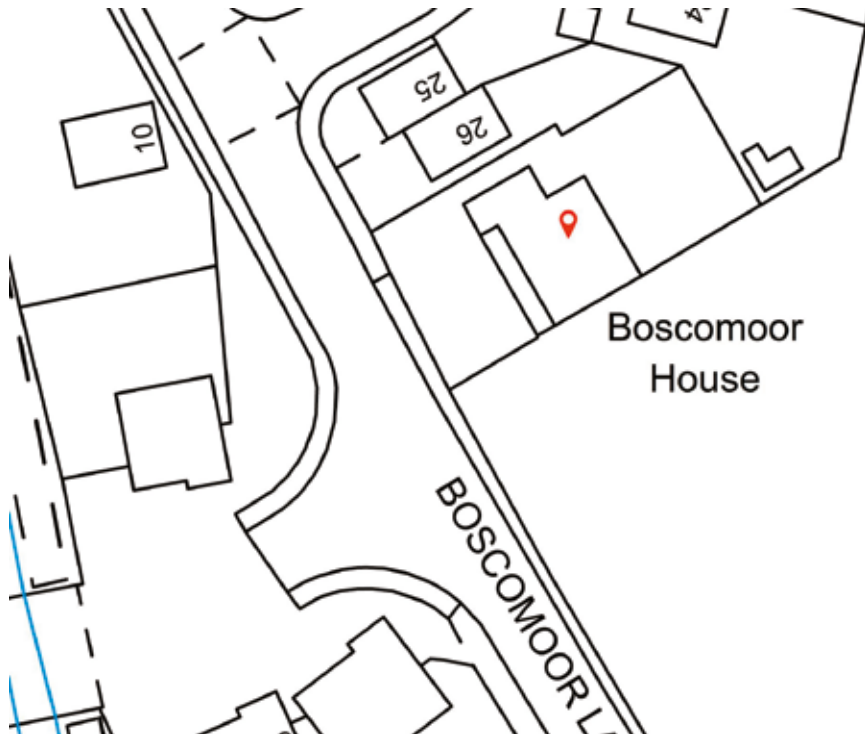




LOCAL AREA

The home is situated within close proximity to the centre of the popular market town of Penkridge. Located south of the county town of Stafford. Penkridge has its own train station with easy access to Birmingham, Manchester and London being only an hour and a half away. There are numerous schools and amenities within the market town and trunk routes include easy access to the M6 and A449.





INFORMATION

Services

Mains gas, electricity, water and drainage.

Local Authority

Staffordshire Borough Council

Council tax band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01889 228080

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 10.00am – 4pm



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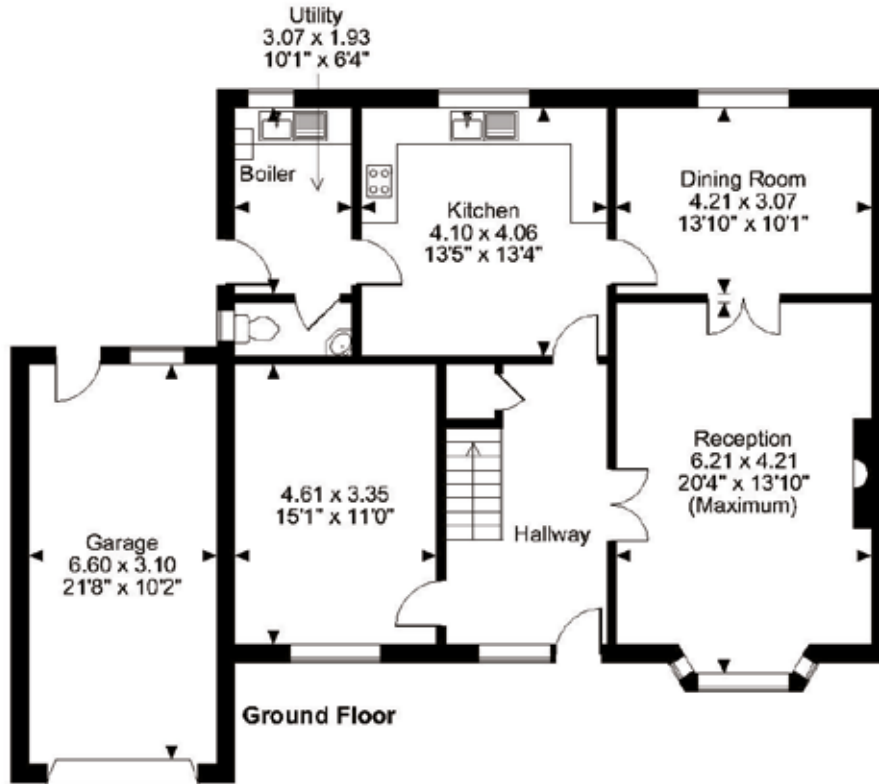
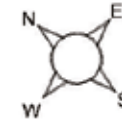
Boscomoor House, Boscomoor Lane, Penkridge, Stafford

Approximate Gross Internal Area

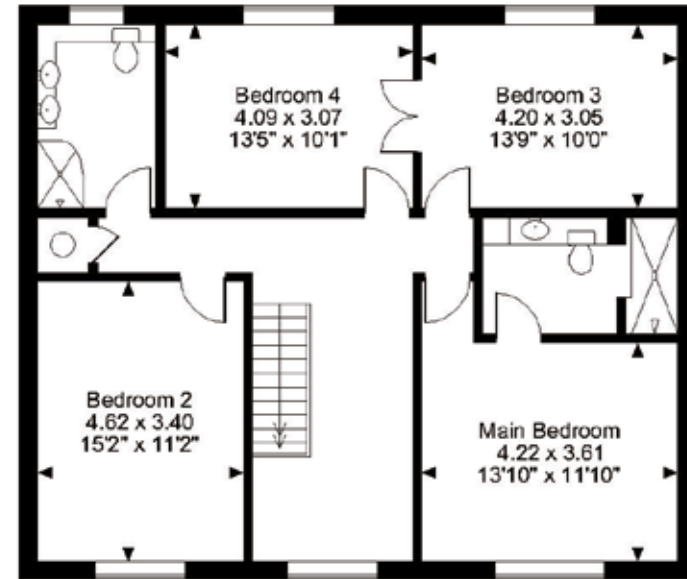
Main House = 2001 Sq Ft/186 Sq M

Garage = 220 Sq Ft/20 Sq M

Total = 2221 Sq Ft/206 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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

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