



Millers Lodge
Acton Trussell | Staffordshire | ST17 0RQ

MILLERS LODGE



Millers Lodge is an imposing 4/5-bedroom detached residence situated in Acton Trussell situated between the county town of Stafford and the market town of Penkridge. A popular village with easy access to the M6. The Lodge is situated on a generous plot with 4-5 receptions and 3 bathrooms. There are pleasant private rear gardens as well as a substantial driveway with a turning circle. An ideal family home and well presented, offering spacious and light accommodation throughout with an open plan layout.

GROUND FLOOR

On entering Millers Lodge you really appreciate the natural light that floods into the reception hall, a feature that continues throughout this lovely property with its neutral décor, open plan layout and spacious rooms. This welcoming reception is perfect to greet friends or family and its wooden flooring giving character to the room as well as natural light via the window and door overlooking the rear garden. This theme continues into the dining room with the double aspect windows to the front and French doors to the rear garden as well as a suitable place for formal dining being just off the kitchen/ breakfast room. This modern open plan layout comes with the modern appliances you would expect and again is naturally light and the breakfast table being a perfect place to congregate around. Sliding doors lead through to the conservatory which overlooks the rear garden and an ideal room to relax. A very useful utility room sits off the kitchen/ breakfast room which in turn gives access to the cloakroom and the rest of the garage. The other wing from the entrance hall has the main reception room which has an open plan layout including a bar area, a feature fireplace as well as spacious relaxing ambiance with dual aspects to appreciate the garden views to the front and side.

The remainder of this wing includes the bedroom accommodation of which there are 4 double bedrooms with 2 having their own en-suite facilities, the family bathroom which cater for the remaining 2 bedrooms as well as a very useful study, ideal for homeworking.





SELLER INSIGHT

“It was, as they say, location, location, location which first attracted us to Millers Lodge,” say the current owners. “Acton Trussell is one of the most famous and safest villages in Staffordshire, and has won the best kept village in South Staffordshire five times, most recently in 2023. The most attractive element of Millers Lodge itself is its kerb appeal: a bungalow with double elevations, it is set down a sizable driveway on a very generous L-shaped corner plot, encircled by beautiful gardens and a natural conifer border for privacy.”

“Upon entering the hallway, the house opens up into different zones to the left and right,” the owners continue, “with more than 100 windows flooding the spaces with natural light, and a feeling of total peace and privacy. The very generous house size and layout provided potential to make changes if desired, which we did easily by moving the location of the kitchen and dining rooms to create a larger, more spacious area. The new kitchen location benefits from a 5 metre span of beautiful windows, creating a bright sunny atmosphere during the spring and summer and exposing the natural beauty of the front garden as it changes through the seasons, as well as the back garden through the adjacent conservatory. In the process we relocated the door to design a natural pathway from kitchen, to dining room, to hallway, to bar, to lounge and then to bathrooms and bedrooms.”

Now, this is the ideal home for everyday life and entertaining alike. “We celebrated many memorable birthdays for our children when they were little with bouncy castles and outdoor games in the gardens,” the owners say. “My daughter’s prom was hosted at the nearby Moat House and we hosted the after prom party here, which is one of my daughter’s favourite memories of this house. The bar, dining room, conservatory and kitchen are all connected to the back garden and patio, creating an easy flow between inside and outside when hosting parties and barbecues with friends and family.”

The local area has much to recommend it, too. “The location of the house is perfect for walks with the family at any time of the day, either along the Canalside or through the village,” the owners say. “The village is serene and quiet with a welcoming feeling and friendly neighbours, so our children have grown up in a peaceful and safe environment. We are in the catchment area for a number of outstanding primary and high schools and also private and local grammar schools, which both of our children attended. The village offers the well-known 4 star AA Moat House hotel with its private lake, restaurant and bar, which is very well recognized for weddings and offers a great dining experience within beautiful surroundings. The local community centre hosts regular events and boasts a large field perfect for football and rugby pitches which is used very regularly. Despite the tranquillity of the village setting, we have easy access to the M6 and are just a short drive from a number of airports for business travel: Birmingham, West Midlands and Manchester, which I needed to use very regularly.”*

* 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.





















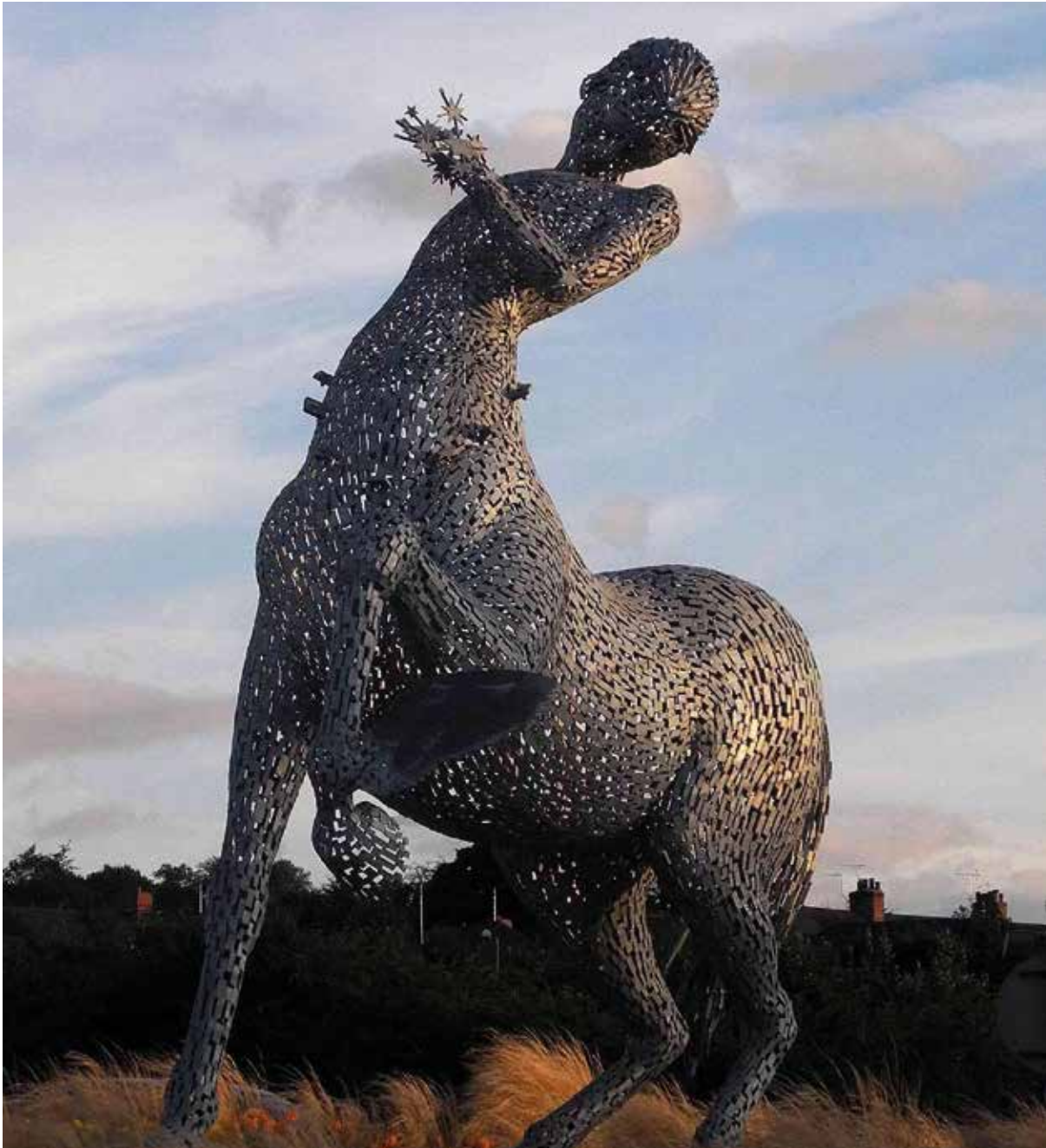




OUTSIDE

The gardens to the rear offer complete privacy and are mainly laid to lawn, there are a number well positioned patio areas throughout the gardens to make the most of the sun throughout the day. This is a generous plot with gardens to the side as well as the front. Access to the front gives plenty of off- road parking opportunities and leads to the garaging.





LOCAL AREA

Acton Trussell is situated approximately 3 miles north of the market town Penkridge and just over 2 miles from the county town of Stafford. The M6 is 5 mins drive away giving access to the national road networks. The nearest railway station is Stafford or Penkridge offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.





INFORMATION

Services
Mains Gas and Drainage

Council Tax Band E

Local Authority
Staffordshire Borough Council

Tenure - Freehold

EPC Rating E

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

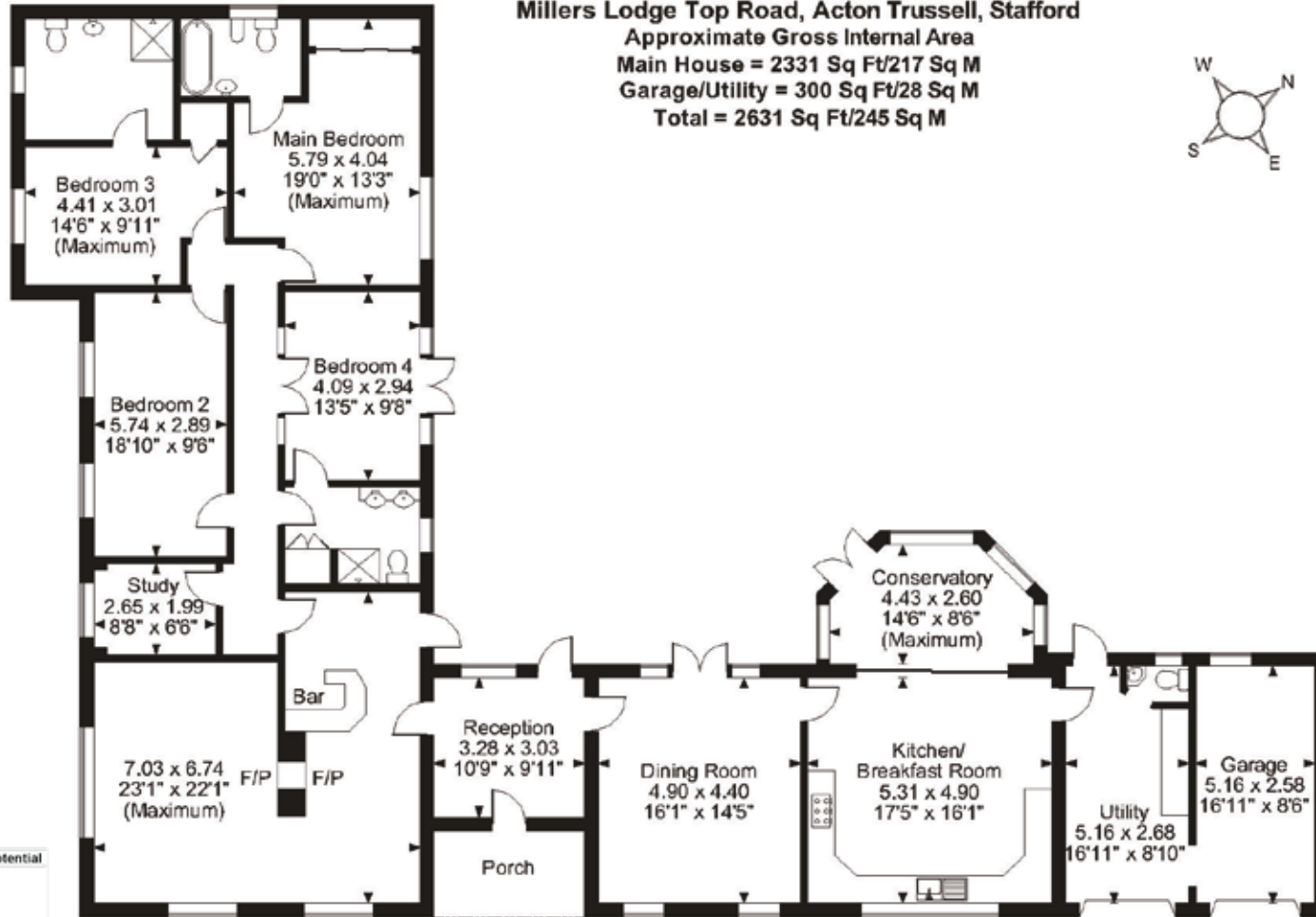
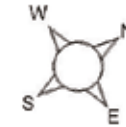
Website
For more information visit www.fineandcountry.com/staffordshire

Opening Hours
Monday to Friday 8.00 am - 8.00 pm
Saturday 9.00 am - 4.30 pm
Sunday 10.00am - 4pm



Millers Lodge Top Road, Acton Trussell, Stafford

Approximate Gross Internal Area
 Main House = 2331 Sq Ft/217 Sq M
 Garage/Utility = 300 Sq Ft/28 Sq M
 Total = 2631 Sq Ft/245 Sq M



Ground 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.06.2023





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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.

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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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