



20 Knowle Road
Stafford | Staffordshire | ST17 0DN

FINE & COUNTRY

20 KNOWLE ROAD



20 Knowle Road is a lovely detached modern family home situated in the popular Walton on the Hill school catchment area and within easy reach of the county town of Stafford. The accommodation includes 4 bedrooms 3 bathrooms and 3 receptions as well as a garage and private child friendly gardens to the rear. In summary an ideal well-presented family home in a popular location.



GROUND FLOOR

On entering 20 Knowle Road you appreciate the pleasant balance of this modern extended family home with its contemporary styling. This is never more emphasized by the exposed tiled flooring in the entrance hall complimented by the staircase and the neutral décor and offering a naturally lite and welcoming entrance. The feeling of space continues throughout the ground floor including the kitchen/breakfast room which has an open plan layout and a perfect space for entertaining informally with family and friends. The kitchen has all the modern appliances you would expect complimented with the subtle character of the farmhouse style exposed wooden features. Presented to a high standard with its neutral décor the dining room is an ideal place for formal entertaining in its naturally lite surroundings. This continues with the main reception room across the hallway and an ideal room for relaxing in front of the fireplace and again presents itself to a high standard. The Bi-fold doors give direct access to the rear garden and flow nicely between in and outside for those summer barbecues with family and friends. There is a separate utility room off the kitchen and a downstairs cloakroom off the hallway to conclude the ground floor accommodation.





SELLER INSIGHT

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“Since 2015, 20 Knowle Road has been our cherished home, and in 2016, after a complete renovation, we moved in to fully embrace all it has to offer. We meticulously refurbished both the exterior and interior to the highest standards, creating an inviting blend of timeless décor and modern functionality.”

“When we first acquired the property, it retained its original mid-1950s charm, but we envisioned something more—something contemporary yet classic. We embarked on an extensive renovation journey, beginning with a rear extension and a modest addition to the front. Every aspect of the house was renewed: rewiring, replumbing, replastering, fitting new windows and doors, replacing gutters, installing underfloor heating, and more. We added new bathrooms, en-suites, and a kitchen, decorated every room, replaced the driveway, installed a new patio, and relandscaped the garden. This year-long project was a labour of love, and the results speak to the care and attention we poured into every detail.”

“From the moment I first walked through the front door, I was struck by the home’s ideal proportions and layout. The spacious hallway and wide, light-filled landing lead to well-proportioned reception rooms and large bedrooms. The location is both tranquil and conveniently connected. The peaceful atmosphere of the property and its gardens, combined with easy access to transport routes, the countryside, and nearby shops, outstanding schools, and other amenities, made it an irresistible choice.”

“One of the many joys of living here is how effortless it is to maintain a newly renovated home, freeing up more time to savour life’s simple pleasures. Whether it’s enjoying summer evenings on the patio, basking in the evening sun, entertaining in the spacious rooms, cooking a hearty meal in the well-appointed kitchen, or sipping fresh coffee by the open fire on a rainy Saturday, there’s always a special moment to be found in this home.”

“Choosing a favourite room is difficult, but if I had to, the kitchen stands out. It serves as the hub of the home, where culinary delights are crafted and good times begin. The lounge is another treasured space, with its ample room, open fire for winter warmth, and bifold doors that invite the garden and patio inside during warmer weather.”

“This home was designed with entertaining in mind. Every detail, from the kitchen layout to the flow of the living spaces, has been thoughtfully considered to accommodate gatherings, whether intimate or grand. The large driveway and quiet, safe roadside provide ample parking for guests.”

“The amenities nearby are exceptional, with everything we could possibly need right on our doorstep, including a selection of pubs, hairdressers, butchers, convenience stores, takeaways, cafés, churches, primary schools, and Walton High School, all within walking distance.”

“We have made countless happy memories in this home, and we will miss it dearly. The ease of upkeep, the abundance of nearby amenities, the serenity of the location, the thoughtful décor and style, and the many walks around the neighbourhood and into the countryside are all things we will remember fondly.”*

* 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 in keeping with the ground floor is spacious and light and having a spacious landing allowing access to the bedrooms of which there are 4 bedrooms with the master and bedroom 2 having their own en-suite facilities. Each of the bedrooms is presented to a high standard and complimented by the modern family bathroom.













OUTSIDE

The grounds are mainly laid to lawn with a patio area adjacent to the rear of the property and ideal for entertaining. The rear gardens are private and child friendly while the front offers off road parking for numerous vehicles as well as a garage.

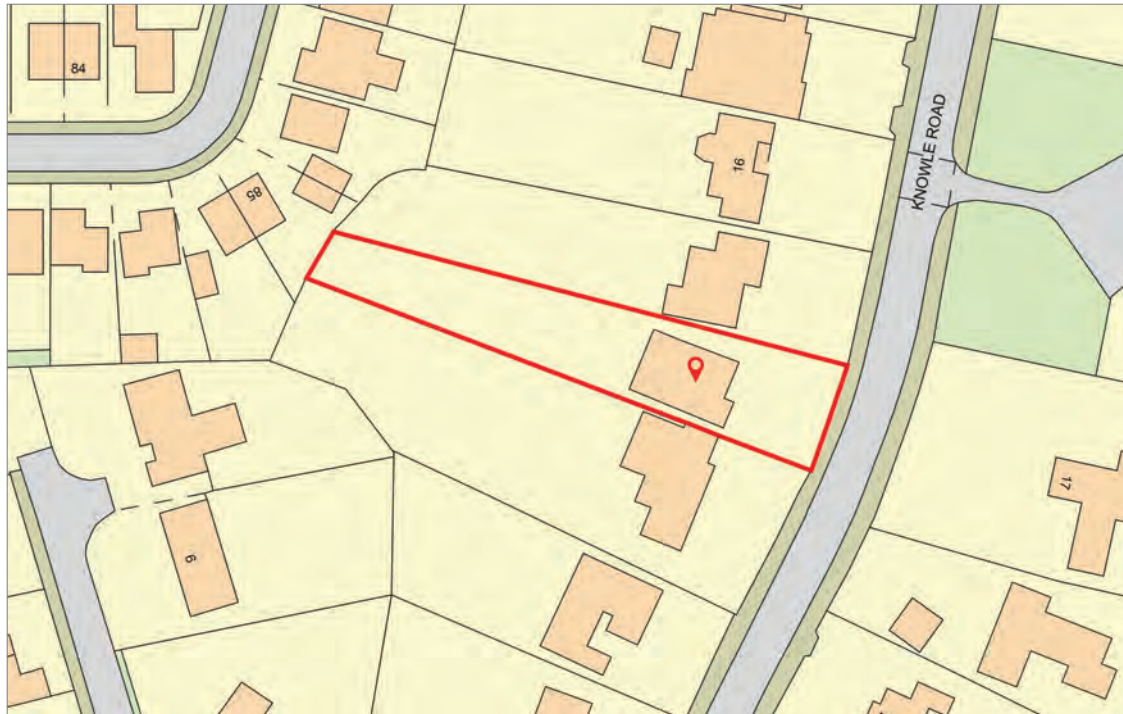




LOCATION

20 Knowle Road is situated on the outskirts of the county town of Stafford and is in the popular school catchment area of Walton on the Hill. The nearest railway station is Stafford offering access to London in approximately 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

Mobile Phone Coverage – 4G and 5G available. We advise you check this with your provider.

Broadband Availability – Ultrafast and Superfast Broadband with speeds of up to 1800 Mbps Download and 20Mbps Upload.

Special Note – none

Tenure – Freehold

Local Authority: Stafford Borough Council and Staffordshire County Council

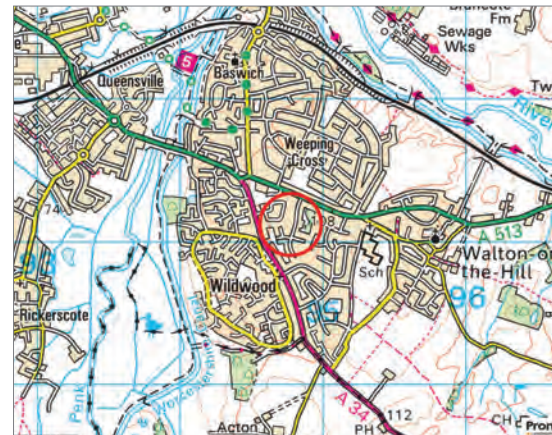
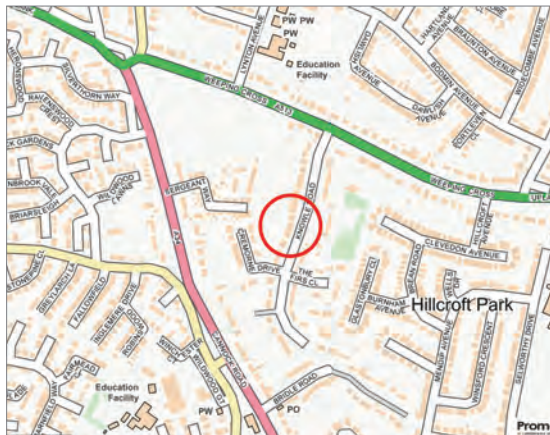
Council Tax Band: F

Viewing Arrangements

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

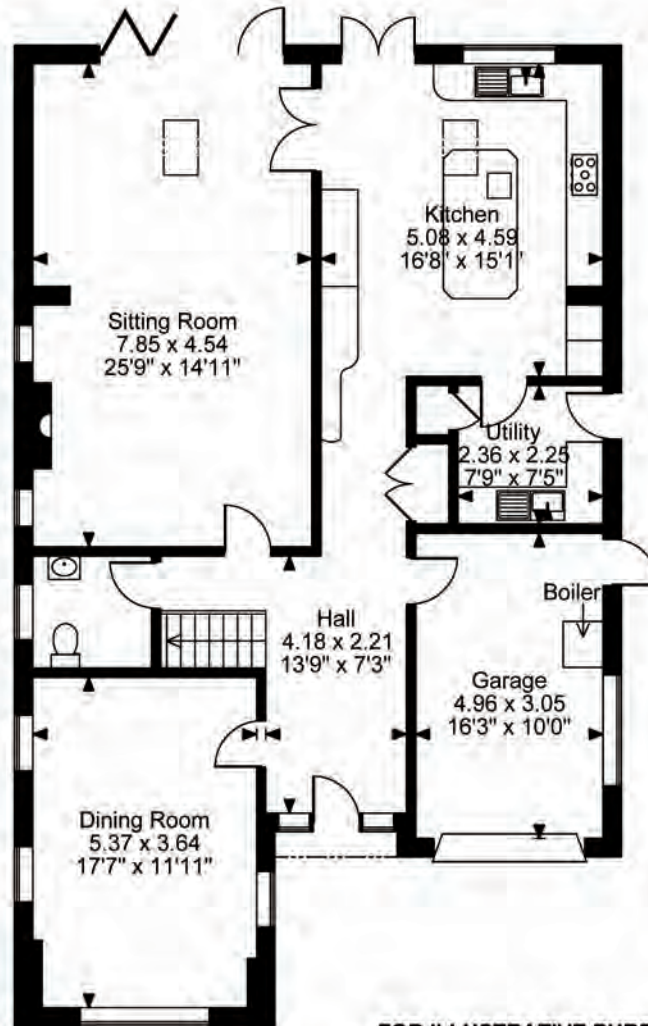
Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm

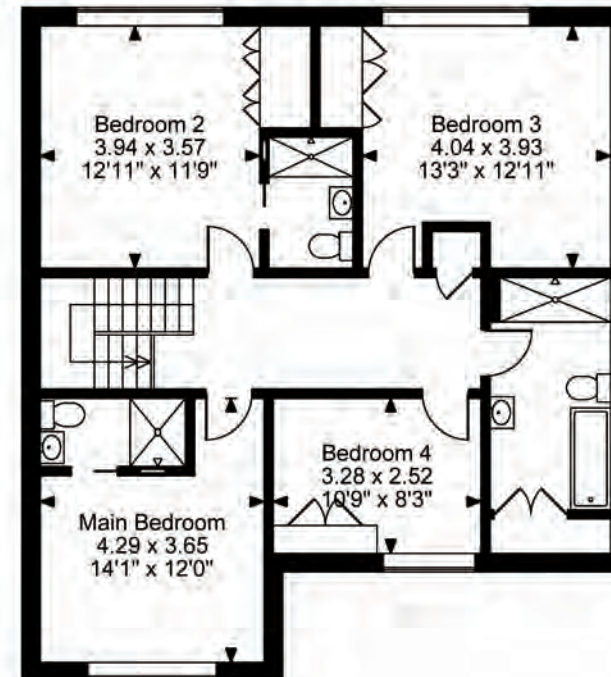


Guide price £850,000

Knowle Road, Stafford
Approximate Gross Internal Area
Main House = 2104 Sq Ft/195 Sq M
Garage = 163 Sq Ft/15 Sq M
Total = 2267 Sq Ft/210 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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FINE COUNTRY

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

Current: 82 D
 Potential: 81 B



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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