



Aston Manor
Aston | Market Drayton | Staffordshire | TF9 4JB

ASTON MANOR



A Georgian Masterpiece of character and history, standing with timeless grace in the heart of the idyllic village of Aston



KEY FEATURES

Standing with timeless grace in the heart of the idyllic village of Aston, Aston Manor is an exceptional Grade II Listed Georgian residence offering elegant and refined family living across three floors. Once the principal house of a working estate with equestrian facilities, this remarkable home embodies heritage, craftsmanship, and enduring beauty.

Lovingly preserved, Aston Manor seamlessly blends historic character and original Georgian detailing with the comfort and practicality of modern living, a home that celebrates light, scale, and craftsmanship at every turn.

Surrounded by rolling countryside, this is a place defined by community and a sense of belonging. With breathtaking views, countryside pursuits on the doorstep, and excellent access to motorway and rail networks, local villages and historic towns, and renowned independent schools, Aston Manor offers a life where time truly stands still.

Key Features

- Distinguished & historic Grade II Listed Georgian Manor House set within approximately 0.64 acres of landscaped grounds
- Eight double bedrooms, four reception rooms, and three bathrooms, including a stunning principal guest en-suite
- Stunning light filled kitchen with exposed beams, double AGA and a wonderful sitting and dining space opening out onto the South facing terraces
- Traditional outbuildings including workshop, log store, gym/bike store, and utility
- Gated graveled driveway and ample parking set behind private walls, garaging and courtyard
- Graceful formal lawned gardens with lavender and herbaceous borders, Ha-Ha wall and summerhouse
- Set within the idyllic village of Aston, surrounded by open countryside with paddock & lake views
- Excellent proximity to commuter links, Newcastle-under-Lyme (8 miles), Nantwich (11miles) Crewe (12 miles) and to independent and grammar schools
- 5355 Sq/Ft | 0.64 Acres | Council Tax Band G | EPC Exempt (Grade II Listed)





SELLER INSIGHT



It's Aston Time, no watch needed here.

We are all custodians, and we form part of the story within the walls and it has been the utmost privilege to have had that role here. The unique Aston Manor, and what a home it has been.

A 25+ year stay is to be included in the story, which has been the most significant part and important time of my life.

The home I shared with the love of my life, enjoying a country and rural life, but not too far from all things necessary, the Village Store, motorway links, restaurants, and the local pubs.

The house has been the perfect place to host all year gatherings, where we have had endless fundraisers with space outside for all and our marquee too. Inside we equally have the space for friends, food, fizz and fun. Everyone always wanted to stay over, and we could more than accommodate all, the trouble was getting them to leave.

This home has the ultimate Yin & Yang... friends, family and laughter throughout the home, and then the peace and tranquillity of the night-time, endless nights star gazing with no light pollution, whilst seeing and hearing the wildlife that surrounds us.

This home is magical, peaceful and has the "more than" comfort factor.

This village has delivered lifelong friends met from social visits to the village hall opposite with events throughout the year from quizzes, pub nights, live bands, and even the special Carol Service with the mince pies and mulled wine held in the hidden chapel within the hall. Even our neighbours brought the donkeys along.

This village has it all, my friend often seen driving past in his classic hill climbing cars, offering rides to the admirers, or horse and riders out for a hack. Dogs are walked locally in the beautiful Maer Hills, or just neighbours collecting their eggs, local honey and ice-cream from the Farm in the centre. It has a great community.

It's time to handover to the next family to create their story at Aston Manor. I say again it's been an absolute privilege, an extremely hard decision to exit. I'm needed elsewhere, but this home, the people and the engraved memories will stay in my heart forever.

It awaits yours.*

* 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.









KEY FEATURES

Step Inside

Aston Manor opens into a home of warmth, light, and heritage charm. From the original Georgian hallway, original features are found throughout. The house flows effortlessly through generous and beautifully proportioned rooms. Beautiful Georgian windows and French glazed doors pour natural light through each room with high ceilings, original moldings, skirting boards and doors. Built over 3 floors with a cellar below, the central Georgian staircase has a carved handrail made from a continuous piece of wood. Sympathetic newer additions can be found with smaller Victorian fireplaces added through the years, a single-story extension with pitched roof to the rear of the property offers laundry, mud room, utility and a bedroom/reception room that was once the kitchen overlooks the graveled driveway.

The formal sitting room is beautifully cosy and centered around a multifuel burner with French doors opening to the side terrace, perfect for gatherings in all seasons. The music room beyond has stunning views through the French doors that spill out to the south facing terraces and gardens.

At the heart of the home lies a 36-foot-long kitchen, with a four-oven electric AGA, fossil stone flooring, and a large central island with breakfast bar. This open-plan space flows naturally into the family sitting and dining area where French glazed doors open directly onto the South facing terraces and garden, ideal for relaxed family life or entertaining on a grand scale.

Ground-floor cloaks, shower room, and a separate WC have been created to offer a self-contained ground floor space ideal for guests or extended family.

The main staircase rises to a light-filled first floor with a beautiful Georgian sash window overlooking the South facing gardens, lake and paddocks in the distance. The first floor is home to a suite of elegant double bedrooms, all beautifully proportioned with built-in wardrobes and the main family bathroom with a stunning sunken bath and separate shower.

The principal suite on the second floor includes a private dressing area and an en-suite. A further three additional bedrooms offer flexible use for family, guests, or home working. Every room has stunning aesthetic and beautifully designed, with incredible countryside and village views

















KEY FEATURES

Step Outside

The property sits proudly within its own grounds, surrounded by high private walls. Approached via 5 bar iron gates over a gravel driveway to the original rear courtyard with traditional brick outbuildings, garage, and ample parking. These include a utility area, workshop, gym/bike store, and log store.

Aston Manor faces south and overlooks lawned gardens with stunning countryside views. Built in the Georgian style with handsome tall sash windows. A curved gravel terrace provides a perfect seating area to enjoy the tranquil setting. Beyond, the formal gardens open out to lawns enclosed by post and rail fencing, with a lavender divide, ha-ha, and a charming summerhouse overlooking the countryside beyond. The whole setting radiates peace and privacy, with views that change beautifully with the seasons.

Location & Lifestyle

Nestled within the Maer Hills, Aston is a peaceful rural village surrounded by open countryside and close-knit community life. The village hall hosts coffee mornings, Pilates, and summer barbecues, offering a rare sense of belonging.

Nearby, Woore (less than 3 miles) has a Village Shop and Post Office, Newcastle-under-Lyme (8 miles) historic Nantwich, beautiful Audlem and Woore in the opposite direction both with gorgeous boutique shopping, cafes and restaurants (11 miles) The City of Chester and Shrewsbury are approximately 40 mins away.

The surrounding area offers exceptional leisure opportunities, Hawkstone Park, golf courses at Onnerley, equestrian facilities, walking and cycling routes, and fishing in the Shropshire and Staffordshire countryside.

For education, Newport Grammar School, Girls' High School, and leading independents including Newcastle School, Packwood Haugh, Prestfelde, Ellesmere College, Wrekin College, and Shrewsbury School within easy reach with also arranged school transport services.

Transport connections are excellent, with the A53, A41, and A49 offering swift routes to the national motorway network. Crewe mainline train station is approximately 15 mins drive and provides services to London Euston in approximately 1 hour 17 minutes. The International airports of Manchester, Birmingham, and East Midlands are all accessible.

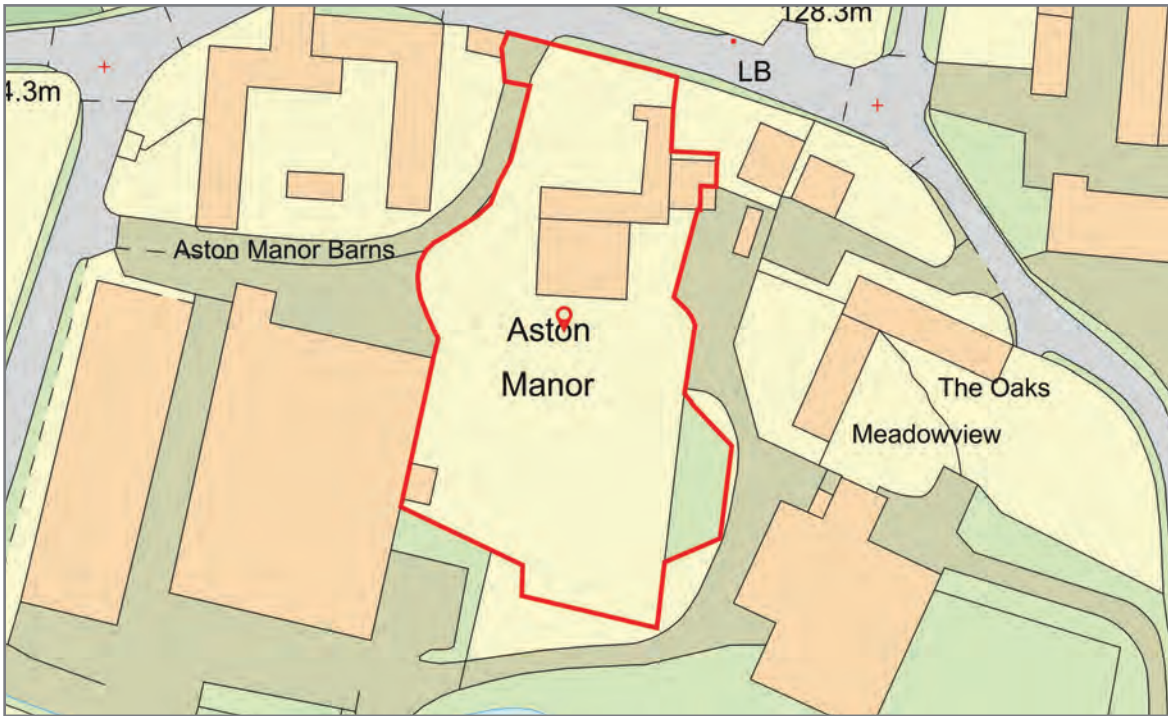
A Heritage of Distinction

Aston Manor stands as a testament to the enduring beauty of Georgian architecture, a home of scale, soul, and serenity. A beautiful family home that over the decades has been loved and evolved gracefully through time yet, remains deeply rooted in the landscape and history of this beautiful corner of England, Aston Manor is indeed a treasure to pass onto the next generation to love and live in a place of sense and sensibility.









INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Newcastle-under-Lyme District Council, Staffordshire County Council

EPC Rating: E (Valid until 10 March 2034)

Grade II listed

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Septic Tank

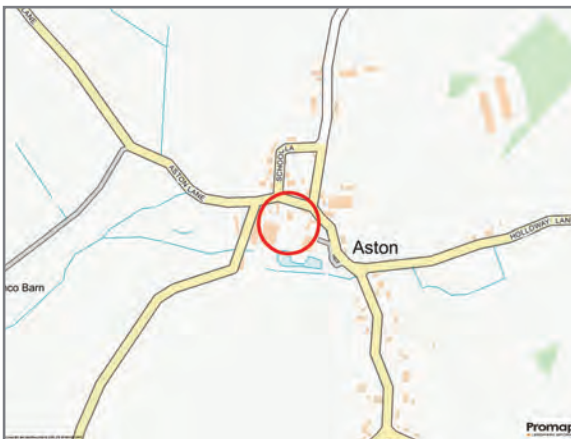
Heating: Oil Tank (Smart Nest Heating)

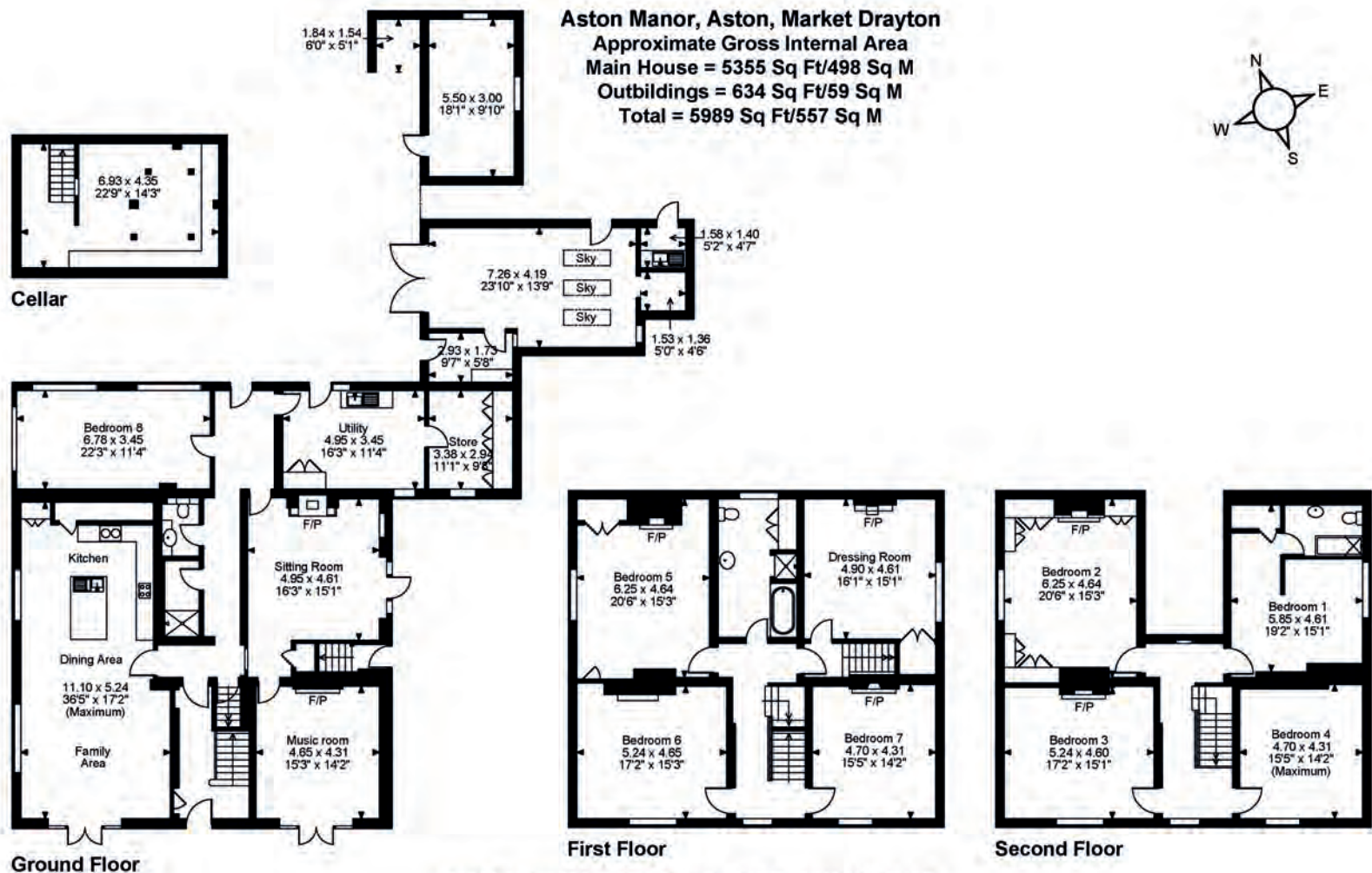
Broadband: FTTC / Ultrafast Fibre Broadband connection available. We advise you to check with your provider.

Mobile Coverage: 4G mobile signal is available in the area. We advise you to check with your provider.

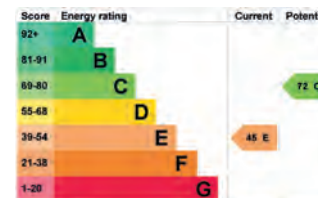
Driveway Parking: Garage and Driveway

Special Notes: Restrictive Covenants mentioned in the Title Deeds regarding sewage/drainage





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The position & size of doors, windows, appliances and other features are approximate only.
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We value the little things that make a home



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