



Kingslow House  
Pattingham, WV6 7DY

peterjames  
PROPERTY



# Kingslow House

A distinguished 7-bedroom period country residence in a scenic elevated position with 360 degree views.

Six reception rooms including drawing room, dining room, library, snug, and sunroom  
Bespoke Bernard Savage kitchen/breakfast room with a generous expanse bi-folding doors and integrated appliances  
Split-level music room/snug  
Utility and boot room with Neff oven, WC  
Walk-in wine store  
Library with Stiltz electric lift to first floor  
Air conditioning to four en suite bedrooms  
Two Principal suites with walk-in wardrobe, en suite, and balcony  
Two further en suite double bedrooms  
Three additional bedrooms served by a large family bathroom  
Ideal for multigenerational living  
Beautifully landscaped gardens and grounds extending to approximately 3.34 acres  
Carriage driveway  
Detached outbuildings with substantial garaging and first-floor amenity space  
Landscaped large pond with decked terrace, pontoon, and boat house  
Woodland providing privacy  
Pastureland suitable for grazing or recreational use  
An additional 10.29 acres available by separate negotiation





# Kingslow House

Kingslow House is a commanding, period country home set in an elevated position with spectacular 360 degree views of the rambling Shropshire and Staffordshire countryside. This beautiful property has been carefully extended and modernised by the current owners who have created a wonderful family home, well-centered and laid out in a sociable order with great connectability ensuring a stunning far-reaching view from almost every window.

The ground floor consists of a number of reception rooms, including a fantastic drawing room with cassette log-burner, a formal dining room with french doors leading to the garden, library and sitting room, a large split-level family room and music room with a wonderful double-sided log-burner at its centerpiece. Within the library is a Stiltz electric through-floor lift, connecting to a first-floor bedroom. The large adjacent bedroom, which has incredible views, could be used as a first floor sitting room perfectly allowing for comfortable multi-generational living. Adjacent to the dining room, and with beautiful views of the grounds and skyline view of Pattingham, is the bespoke Bernard Savage open-plan kitchen/breakfast room with a generous expanse of bi-folding doors and a range of integrated appliances with a central island and butcher's block with sink and granite worktops. To the western end of the property is a spacious sun room with bi-folding doors and views over the garden and to the south toward the Cleve Hills. A useful boot room/utility room with a built-in Neff oven, W.C. . Walk-in wine store completes the ground floor accommodation.

A central landing connects the first-floor accommodation, most notable being the two airconditioned principal bedrooms with en suite bathrooms, walk-in wardrobes and balconies overlooking the garden. Two other double bedrooms have en suite facilities which includes a shower and a bath. Three additional double bedrooms are served from the large family bathroom and vast airing cupboard. Air conditioning is also found in the other two en suite bedrooms.

## Gardens, grounds and outbuildings

Kingslow House sits within approximately 3.34 acres of beautifully maintained grounds. The gardens protect the integrity of the house, along with its immediate views. A carriage driveway sweeps around the house and extends down towards two detached outbuildings, both offering substantial garaging, with one having flexible amenity space on the first floor, which includes a range of fitted storage and skylights that offer a light and airy feel with views of the gardens. Beyond the house is a large, landscaped pool with decked area, pontoon and boat house. A small amount of woodland is found adjacent to this area which offers excellent privacy. A generous amount of pasture extends from the southeast of the house, giving a large lawned area that could be used as grazing, if required.



## Additional land

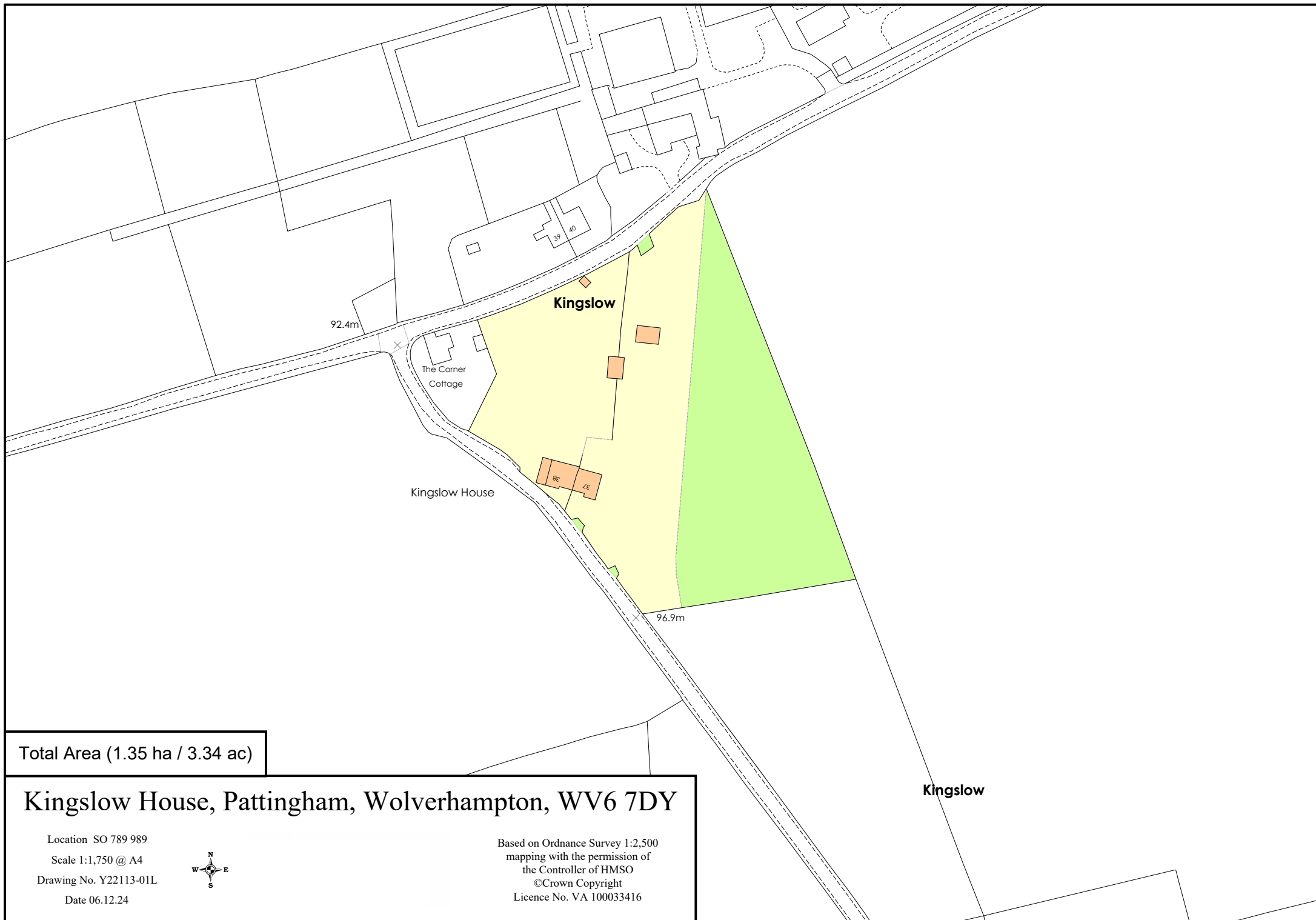
An additional 10.29 acres to the southeast of the property is available by separate negotiation.

Kingslow is a picturesque hamlet perfectly located in the scenic countryside bordering Shropshire and South Staffordshire. It offers easy access to various facilities in the nearby village centres of Albrighton, Pattingham and Shifnal, with access to a vast choice of excellent local and private schools in the local area and beyond. Further and more extensive amenities can be found in Wolverhampton, Telford and the historic market town of Bridgnorth. Excellent communication links include local national rail services from Albrighton, Telford and Shifnal stations and convenient access to the M54 at Junction 3.

Distances: Wolverhampton 10 miles, Bridgnorth 7 miles, Shrewsbury 26 miles, Birmingham 30 miles. (Distances approximate).

## Directions

From the village of Pattingham, head West on the Patshull Road. After approximately 1.5 miles, pass straight over the Burnhill Green crossroad. Continue along the Patshull Road for approximately half a mile, turning left to Kingslow. Kingslow House will be found a short distance on your left-hand side.







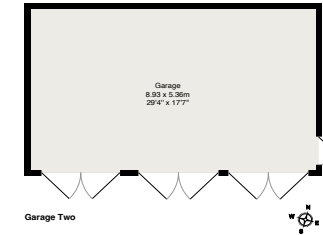
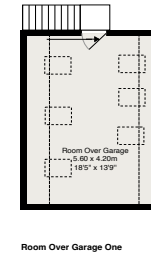
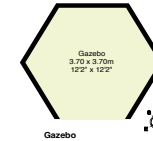
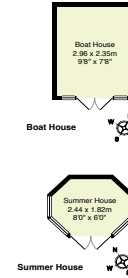
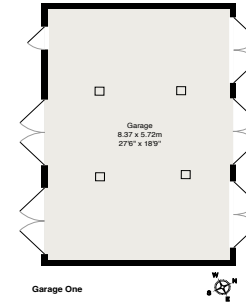
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**Kingslow House, Pattingham. WV6 7DY**

Approximate Gross Internal Area  
Main House = 377 Sq M / 4065 Sq Ft  
Garages= 95 Sq m / 1022 Sq Ft  
Room Over Garage One = 23 Sq M / 247 Sq Ft  
Summer House, Boat House & Gazebos= 29 Sq M / 312 Sq Ft



**For Illustrative Purposes Only - Not To Scale**

The position and size of doors, windows, appliances and other features are approximate only.  
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**EPC** - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

**Fixtures and Fittings** - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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