



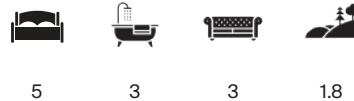
## FORD HOUSE

Church Lane, Gayton, Stafford, ST18 0HL



# A PROMINENT 5 BEDROOM COUNTRY HOME

A prominent 5 bedroom country home with annexe and outbuildings  
set in approx. 1.8 acres of grounds in popular Gayton.



Local Authority: Stafford Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains electricity and water supply. Private drainage system. Oil fired central heating.

EPC: Ford House - D Annexe - D

**Guide Price: £1,350,000**



## FORD HOUSE

Located at the end of the no through Church Lane and adjacent to Gayton Brook, Ford House is an elegant country residence extending to over 5,500 sq. ft together with detached barn and garage block.

Set in approx. 1.8 acres of gardens and grounds, the house enjoys a rural idyll with far reaching views from all aspects yet is less than 7 miles from Stafford town centre.

Coming to the market for the first time in its 35-year history, the house enjoys a relatively modern construction but incorporates several traditional features including high ceilings, feature staircase and several formal reception rooms.







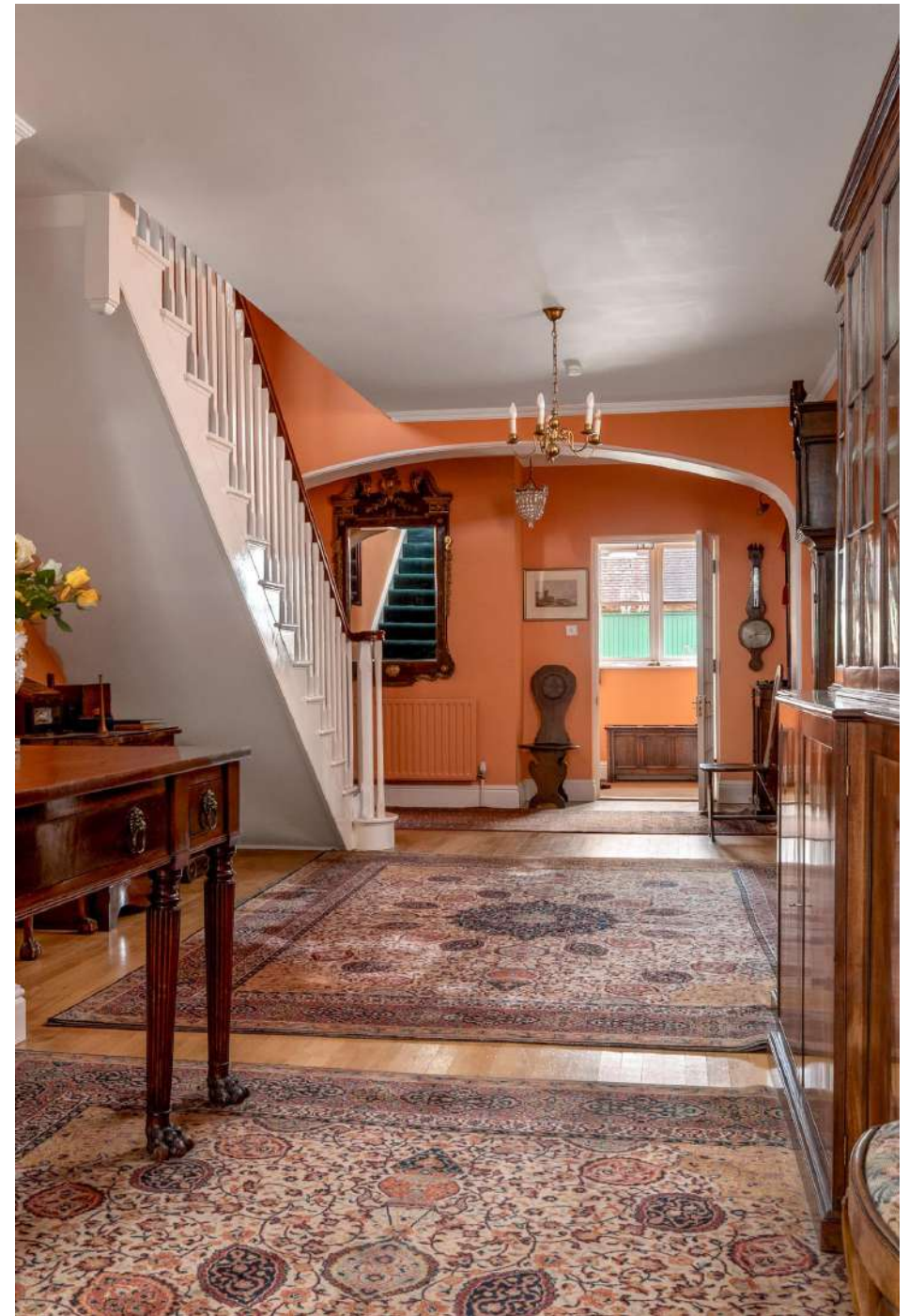


## THE PROPERTY

The front door opens to an inner vestibule where in turn double doors open to the vast entrance hall. Running through the centre of the house, doors radiate to the ground floor accommodation. The dual aspect drawing room is a superb formal entertaining space with outstanding views across the gardens and beyond, whilst an open fire offers an excellent focal point.

Off the centre of the entrance hall is the study which offers a generous space for home working. Beyond is the formal dining room which provides plenty of space for entertaining and views of the gardens. On the opposite side of the entrance hall is the kitchen breakfast room which includes a range of wall and floor cabinets as well as an AGA. There is a pantry and laundry room off, both of which provide excellent additional storage alongside the boot room with dog kennel.

The kitchen breakfast room opens to the dual aspect sitting room which offers a cosier informal space with views of the garden. A rear door off the entrance hall opens to a back porch with access to the guest WC.







The classically designed staircase rises to the half vaulted first floor landing which provides access to all bedroom accommodation. The principal bedroom enjoys far-reaching views as well as a Jack and Jill en suite shower room. The guest bedroom is almost equally as spacious and is filled with natural light via three large windows as well as having access to a second Jack and Jill en suite bathroom. There are a further three bedrooms in the main house all served by a family bathroom.

#### The Annexe

Adjoining the main house via the first floor landing but also independently accessible from outside is the two bedroom annexe. The independent front door opens to an entrance hall which provides access to the spacious kitchen living dining room. There is a guest WC and laundry room. Stairs rise to the first floor which offers two double bedrooms and a bathroom.

Agents' Notes: The sellers cannot offer any warranty or guarantee that the septic tank complies with current legislation. There are a small number of restrictive covenants. Selling agent can supply details.





## GARDENS & GROUNDS

Occupying a secluded position at the end of Church Lane, Ford House is approached via double gates which open to a gravelled driveway with parking for numerous vehicles. The driveway leads to a detached barn with the ground floor providing excellent garden storage as well as gardeners' WC. There is a first floor storage area accessed via an external staircase. Adjacent to the barn is the detached garage block which incorporates a double garage and stable. The gardens and grounds are a feature in their own right and wrap around all sides of the house. There are various terraced areas with the main terrace and elevation being south facing. The lawned areas are bordered by herbaceous shrubs, ornamental beds and specimen trees. There is an orchard and an area of raised beds. The paddock extends beyond the garden area, separated by a fence and a ha-ha. There is gated access which leads from the driveway and an additional vehicular access directly from Church Lane. The plot totals approx. 1.8 acres.







## LOCATION

Ford House is located in the ever popular village of Gayton, just under 7 miles from the county town of Stafford. The larger village of Weston lies just 1.5 miles away and offers a wider range of village amenities including public houses, schools, hotel, village shop and church. The well renowned Weston Hall is located on the edge of the village and offers fine dining as well as luxury accommodation.

Sandon is located a little further afield and benefits from a village store, active cricket club and The Dog & Doublet Inn. The village hall at Gayton offers regular events throughout the year including quiz nights, nature day events, easter egg hunts and more whilst St Peter's Parish Church offers regular services.





Ford House is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 37 miles and East Midlands Airport is approximately 38 miles. Stafford railway station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour.

There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College, St Dominic's Stone and Abbotsholme. There are also primary schools located in the nearby villages of Weston and Milwich.





Location SJ 978 285

Scale 1:1,250 @ A4

Drawing No. ZAA27977-01

Date 01.04.26



Total Area

0.73 ha

(1.80 ac)

**Ford House**

Gayton



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**Ford House, Church Lane, Gayton**  
**Approximate Gross Internal Area**  
**Main House = 441 sq.m/4747 sq.ft**  
**Garage = 39 sq.m/415 sq.ft**  
**Outbuildings = 81 sq.m/869 sq.ft**  
**Annexe = 81 sq.m/869 sq.ft**  
**Total = 642 sq.m/6900 sq.ft**



Illustration for identification purposes only, measurements are approximate, not to scale.  
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We would be delighted  
to tell you more.

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