




ASTON HALL

Aston, Stafford, Staffordshire



AN OUTSTANDING GRADE II LISTED GEORGIAN COUNTRY HOUSE

Extending to over 15,000 sq ft with leisure suite, 2 bedroom annexe, garaging and helicopter hangar

			EPC
5	5	6	F

Tenure Freehold.
Services Mains electricity and water. Private drainage and oil fired central heating. Fibre to the premises (FTTP IGB internet available)
Local Authority Stafford Borough Council
Council Tax Band H
Guide Price: £3,250,000



LOCATION

Set amid rolling countryside, Aston Hall is located just over 2 miles or less than a 10 minute drive from the county town of Stafford. Stafford offers a wide range of amenities including national and local retailers, restaurants, bars, supermarkets and leisure venues. The regionally reputed Gatehouse Theatre offers a calendar of performances, while the 14th century Stafford Castle is a local landmark which is visible from Aston Hall.

Aston Hall is extremely well situated for regional transport links. Stafford station is 2.2 miles away and offers direct non-stop intercity services to London Euston in as little as 1 hour and 16 minutes. Junction 14 of the M6 is a little over 4 miles away and provides access to the national road network including the M6 toll, M42 and M40. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School and St Dominic's Stone.

Distances:

Stafford town and station 2.2 miles, M6 Junction 14 4.1 miles, Eccleshall 6.9 miles, Stone 9.5 miles, Birmingham Airport 41 miles and Manchester Airport 52 miles (all distances approximate).



ASTON HALL

Set centrally in an approx. 6.28 acre plot with outstanding views, Aston Hall is a most attractive grade II listed Georgian hall with a fascinating provenance, which has undergone a comprehensive programme of works by the current owners. Having completely remodelled the living accommodation, the house now represents the epitome of an exacting period house with highly specified installations including automated Lutron lighting system, Sonos sound system and integrated speakers (indoors and outdoors) throughout the ground floor and gym, underfloor heating, hardwood double glazed windows, bespoke joinery and silent ducted air conditioning to main bedrooms. Whilst set in a rural position, Aston Hall is approximately a 5 minute drive from Stafford station and town centre, making it the ideal blend of rural and accessible.

Approached via a long driveway, a nine-pane door opens to the entrance hall, complete with three glazed atriums, fireplace and spiral wine cellar with glass door. Doors radiate to the ground floor accommodation. To the front of the house are the formal spaces, including the drawing room and dining room. A light filled formal seating space, the drawing room offers plenty of space for entertaining with views across the gardens via a pair of sash windows, complete with shutters. The adjacent formal dining room can be accessed via a barrelled hallway and includes wood panelling as well as a fireplace. There is a guest WC adjacent to the original staircase, while the family room provides a superb informal seating area with a fitted study space.

The hall continues to a further guest WC and then opens on the open plan kitchen family area. The kitchen is truly an outstanding room and includes a range of bespoke wall, floor and island cabinetry all set beneath a granite worksurface. There are a range of integrated appliances including an AGA with additional module as well as a suite of Miele appliances such as dishwasher, microwave, fridge, freezer and drinks fridge. The family area opens off the kitchen to provide a seating area while there are two steps down to the breakfast room which includes oversized double doors to the terrace and a wood burner. A further door opens to the panelled dining hall which offers space for large scale entertaining with doors to outside and a wood burner. A range of ancillary spaces complete the ground floor including a fitted pantry with Welsh slate worktops and additional dishwasher, boot room / utility with door to outside and home office accessed via its own staircase.











Stairs rise from both ends of the house to lead to the first floor landing. The principal bedroom is well proportioned and benefits from fitted wardrobes and excellent views. There is a Jack and Jill en suite bathroom with dual sinks and separate shower. There are a further three en suite bedrooms at first floor level, while stairs rise again to the second floor which includes the fifth en suite bedroom and a useful attic storage room, which could offer further bedroom space if required.



OUTBUILDINGS & LEISURE

Aston Hall is accompanied by a range of outbuildings and leisure facilities. Connected to the main house or accessible independently from the central courtyard is the leisure suite. The leisure suite offers a heated indoor swimming pool with spa pool, changing facilities, guest WC and a first floor gym area. There are numerous sets of double doors leading outside and the pool includes an integrated electrically operated cover.

Across the courtyard from the leisure suite is a billiards / games room which is a fantastic entertaining area with space for a full size table, large seating area and first floor mezzanine. A spacious two bedroom annexe is at the end of the courtyard and offers kitchen, dining area, sitting room and two en suite bedrooms.

A further barn provides an extensive range of garaging together with garden stores and a workshop. There is a first floor area which provides an opportunity for further development, subject to the necessary consents.

Found across the front lawn is a 50 feet x 40 helicopter hangar with Sedum living roof, complete with helipad and western red cedar clad hydraulic door. Whilst ideal for those with a private license, the hangar provides a secure space suitable for alternate uses such as car or motorbike storage, as required by an incoming purchaser.





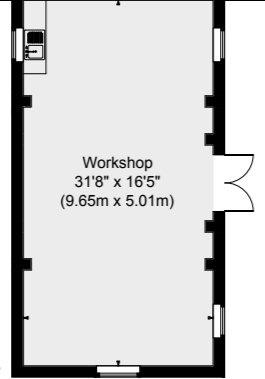
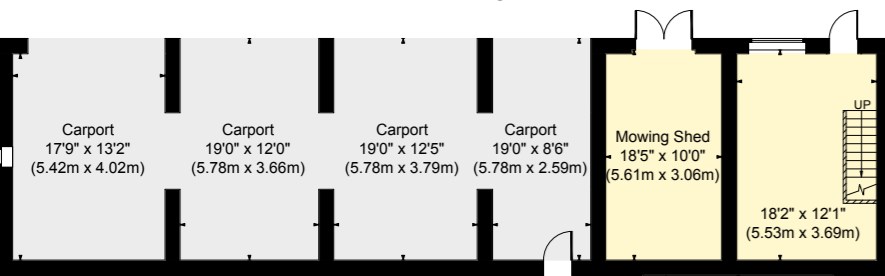
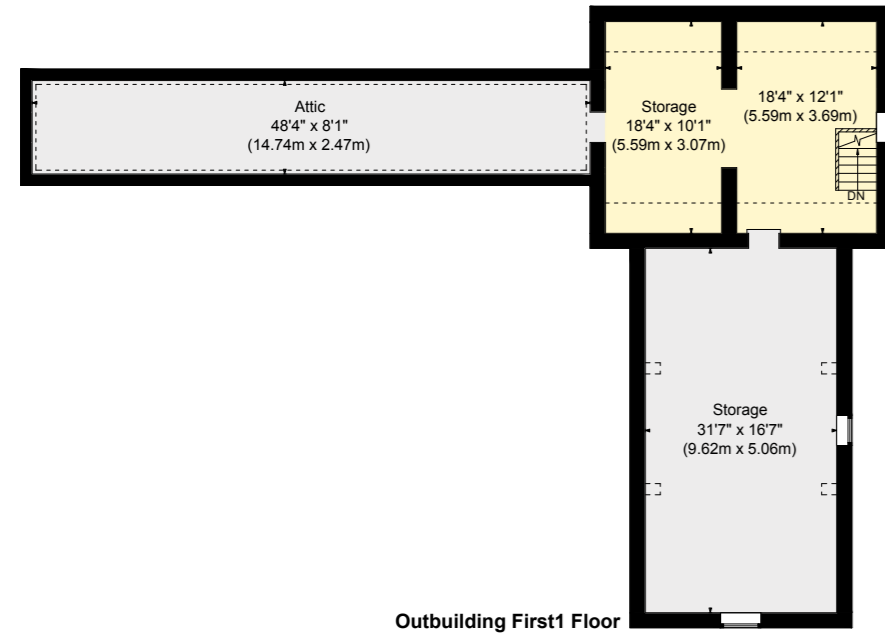


GARDENS & GROUNDS

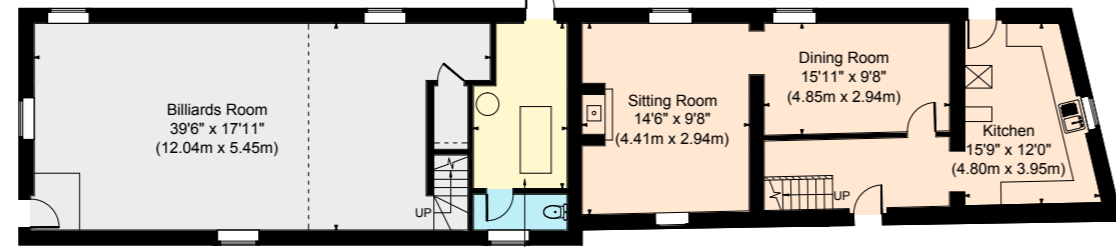
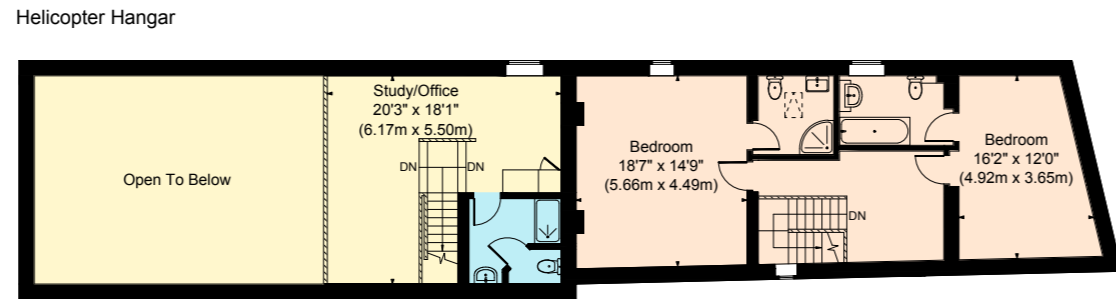
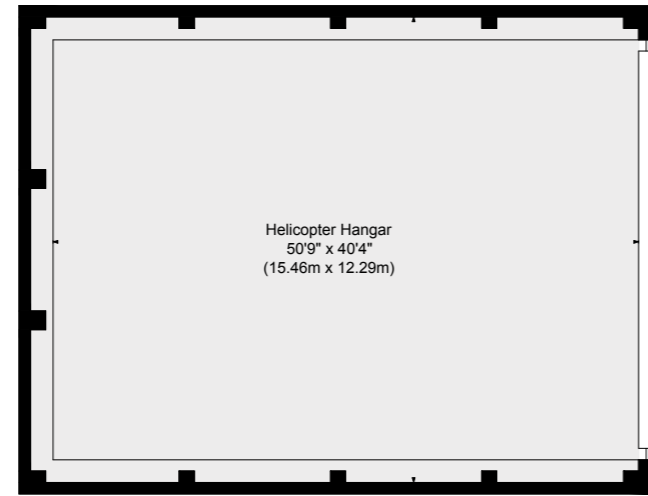
A pair of electrically operated gates set within original pillars opens to a long, gravelled driveway. The driveway opens to a parking area which can accommodate numerous vehicles. The house and outbuildings are set around a beautifully landscaped courtyard which includes a centred contemporary water feature.

The grounds wrap around all sides of the house and incorporate a tennis court and pond. Whilst predominately laid to lawn, there are numerous terraces with the most notable found at the southerly facing elevation which provides an enormous amount of space for outdoor entertaining, all with excellent views.

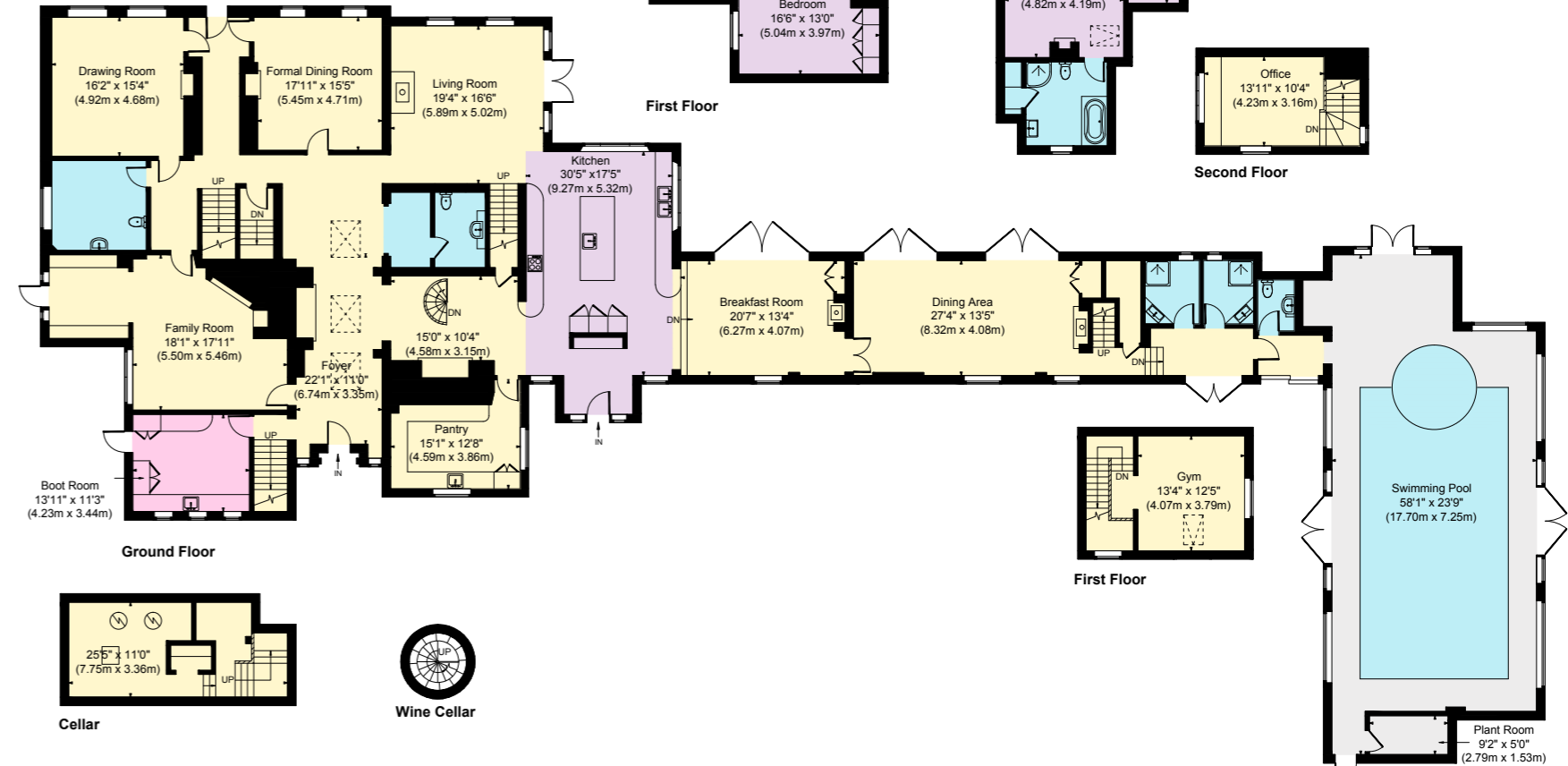
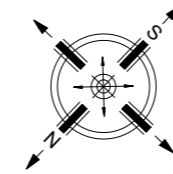
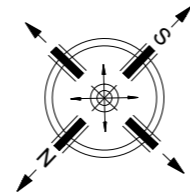
The plot extends to approx. 6.28 acres all in all.



Aston Hall, Aston
 Annexe = 130 sq.m/1402 sq.ft
 Approximate Gross Internal Area
 Outbuildings = 291 sq.m/3130 sq.ft
 Helicopter Hangar = 197 sq.m/2125 sq.ft
 Total = 618 sq.m/6657 sq.ft



Outbuilding Ground Floor **Annexe Ground Floor**



Approximate Gross Internal Area = 828 sq.m/8913 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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