

Brook Field
School Lane | Dunston | Staffordshire | ST18 9AG

FINE & COUNTRY

BROOK FIELD

Brook Field is an impressive, modern, contemporary family home situated in the hamlet of Dunston between the county town of Stafford and the market town of Penkridge. Presented to a high standard the accommodation includes 4 bedrooms, 3 bathrooms and 3 receptions with private gardens and views over fields to the rear and plentiful parking to the front and ideally suited for the local primary school. In summary an ideal family home in a popular location.



GROUND FLOOR

On entering Brook Field you start to appreciate the pleasant balance of the traditional features, complimented by the modern contemporary design and styling. The entrance hall with its wooden doors gives an indication of what to expect throughout the rest of this family home.

The sitting room is a great place to relax with the wood burner fireplace being the focal point of the room and perfect to cosy up on those cold winter nights. The room has an equally neutral décor and styling creating a feeling of calm and this continues into the dining room with its open plan layout and a perfect place for informal or formal entertaining. Again, the fireplace and wooden features maintain the traditional features but still retain the modern styling throughout.

This continues through to the kitchen and living areas which overlook the rear gardens and with the benefit of floor to ceiling windows and bi-fold doors allows natural light to flood in. This is a very sociable part of the house where you naturally congregate and offers easy access to the gardens for those summer days and garden parties. Off the dining area an internal hall takes you through to the boot/utility room which has access to both the front and back gardens and ideal for those dog walkers. A useful downstairs shower room sits off the boot/utility room as does a separate study/office ideal for those home workers.







SELLER INSIGHT

"It was the chance to transform a small, outdated 1960s house into a modern family home that really attracted us," say the owners of this must-see property. "The location was also hugely appealing, as it's well connected yet peaceful, with wonderful rural views and instant access to the countryside."

Bought in 2018, they have substantially increased the home's size. "Originally small and dark with three bedrooms, we added a two-storey extension to the rear, creating a fourth bedroom with an en suite and balcony, along with an open-plan living space featuring several sets of Bi-Fold doors leading out to the large garden." A further side extension adds even more flexibility. "With its own access, this space includes a shower room, boot room and office, and could be ideal for multi-generational living."

Now a beautiful contemporary home, the property has also been upgraded with an air source heat pump heating system. "We've put so much love and effort into both the house and garden to create the perfect family home – it's light and bright, cosy, comfortable and welcoming, and the views over the garden and fields beyond are a constant reminder that this is a country home." They add, "we get some stunning sunrise, sunset and storm skies."

Outside, the generous gardens act as an extension of the living and entertaining space. "The lawns to the front and back are largely level, with a great selection of trees, from Bramley apple, plum and cherry to silver birch and tulip, alongside planting chosen with bees in mind – meaning lots of flowers in the summer." Occupying a corner plot with neighbours on just one side, they say, "The garden has a great sense of privacy." Additional features include a log store, double garage with automatic doors, an electric car charging point and a private driveway with parking for several cars.

Beyond Brook Field, the surrounding area offers a strong sense of community. "Our neighbours are fantastic and there's a real feeling of togetherness within Dunston. Everyone is so kind and welcoming, and I'll miss my neighbours more than anything. The children walk to school together, which has been lovely."

*"Local amenities include riding stables and several pubs within walking distance, including The Moat House for food and drink, reached via footpaths. Primary and church schools are close by, with private and state schools such as Stafford Grammar School and St. Leonard's Primary School, also within easy reach." Excellent transport links include proximity to Junction 13 of the M6, with Stafford and Penkridge stations nearby.**

* 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

As with the ground floor, the first floor is well presented throughout and continues with the neutral décor and styling with the master bedroom having its own ensuite facilities, as well as its own balcony offering fantastic views over the rear grounds and fields. The remaining three bedrooms are equally well presented and complimented with the modern family





















OUTSIDE

The gardens to the rear of the property are substantial in size and mainly laid to lawn with a substantial patio and seating area adjacent to the rear of the property interspersed with mature shrubs. There is access to the double garage to both the front and rear and plenty of off-road parking to the front for numerous vehicles.







LOCATION

Dunston is situated within a 10-minute drive to the centre of the county town of Stafford in Staffordshire. Road networks giving access to the M6 are only minutes away. The nearest railway station is in Stafford offering access to London in approximately in 1.5 hours, Manchester in 1 hour and Birmingham in 30 minutes. There are many private schools for all ages within the area.



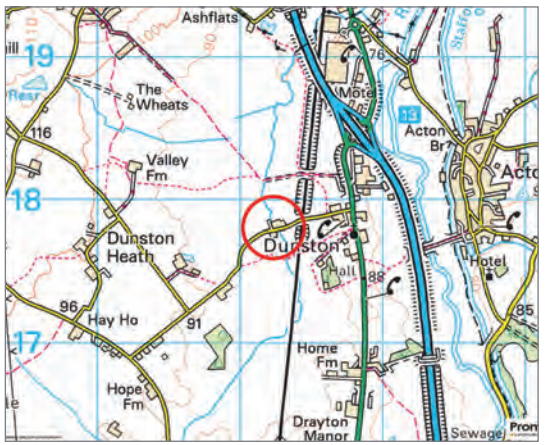












INFORMATION

Services
Tenure - Freehold
Council Tax Band - D
Local Authority - Stafford
EPC – Rating D
Property Construction - Standard (brick and tile)
Electricity Supply - Mains
Water Supply - Mains
Drainage and Sewerage – Private drainage via a septic tank
Heating – Air source heat pump
Broadband - FTTC / full fibre broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Double garage and driveway parking for 4+ vehicles. EV charging point.
Additional Information – Pipes cross the neighbouring property to the brook from the septic tank.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Staffordshire on 01889 228080.

Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	9.00 am–4.30pm
Sunday	9.00am–4pm

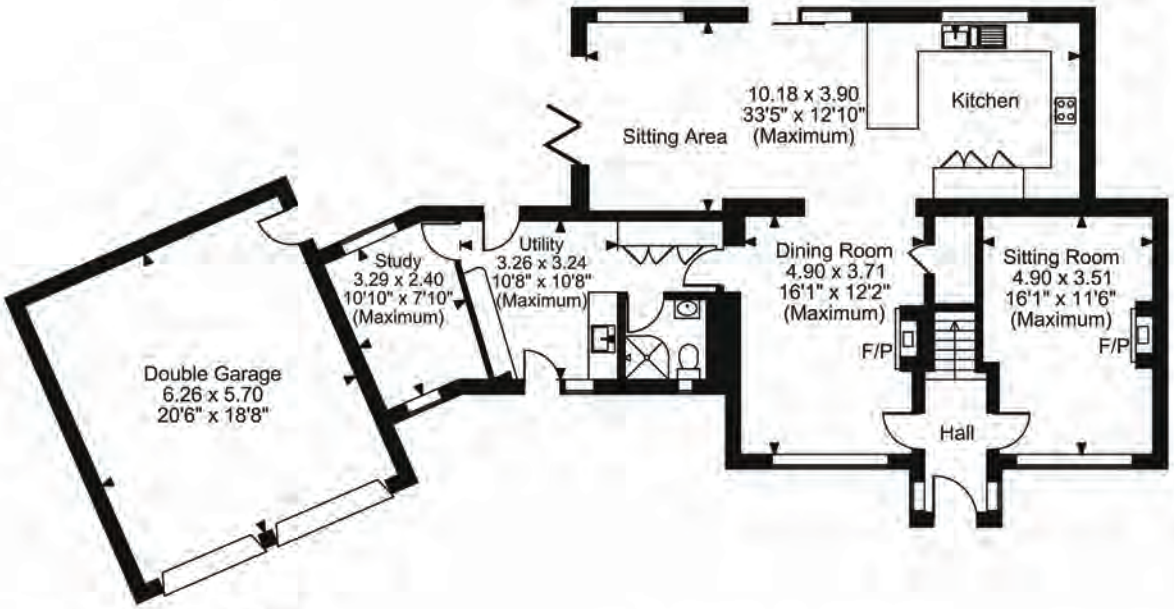
Guide Price £750,000

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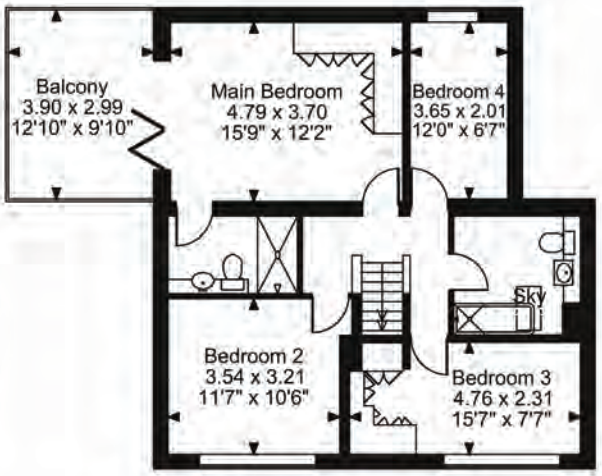
Brook Field School Lane, Dunston, Stafford

Approximate Gross Internal Area
Main House = 1935 Sq Ft/180 Sq M
Double Garage = 384 Sq Ft/36 Sq M
Balcony external area = 126 Sq Ft/12 Sq M
Total = 2319 Sq Ft/216 Sq M

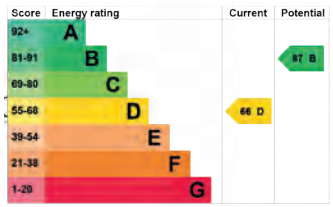




Ground Floor



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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Property Redress

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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

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