



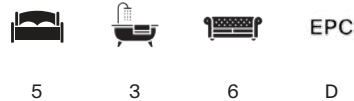
BEECH GROVE, WOOTTON

Eccleshall, Stafford, ST21 6HU



AN IMPOSING VICTORIAN COUNTRY RESIDENCE

An imposing Victorian country residence set in over 2 acres close to
the market town of Eccleshall.



Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

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

Offers in excess of £1,000,000



BEECH GROVE, WOOTTON

Set within mature grounds extending to approximately 2.38 acres, Beech Grove is a handsome detached Victorian house which has been comprehensively refurbished and sympathetically modernised. The property combines well balanced, contemporary living spaces with an abundance of retained period features.

Originally constructed in 1855 as the Estate Manager's house of nearby Johnson Hall, the house is characterised by its imposing Victorian façade complete with ornate porch, fretwork, and pair of bay windows. Internally, the house retains a wealth of original detailing, including cornicing, fireplaces, and oak flooring, all carefully preserved and complemented by highly specified modern finishes.









THE PROPERTY

The entrance hall leads through to a generous central hallway, forming the core of the house and giving access to the principal reception rooms. The drawing room is a well-proportioned formal space, centred on a period fireplace and benefitting from a large bay window. The snug provides a more informal sitting room with a bay window and open fire, while a separate study offers an ideal space for home working. A cellar below provides additional storage.

To the rear, the house opens into a particularly impressive living space designed for modern family life and entertaining. The kitchen is fitted with a comprehensive range of bespoke solid oak cabinetry with granite work surfaces, together with a full-height larder fridge and extensive storage including a walk-in pantry.

The adjoining orangery spans much of the rear elevation and is naturally bright, with twin roof lanterns and bi-fold doors opening onto the terrace. This space is arranged to provide sitting and leisure area, while linking seamlessly with the dining room. Off the rear of the kitchen is the utility room which provides additional storage, with a further door leading to the gym which includes bi folding doors to the rear.







UPSTAIRS

The principal staircase, rebuilt in a classical style with an oak balustrade, leads to a wide landing. The principal bedroom suite includes a dressing room and Jack and Jill access to the family bathroom with separate shower.

There are two further double bedrooms, each with en suite facilities. The fourth and fifth bedrooms complete the first-floor accommodation, while a rear staircase leads down to the kitchen.







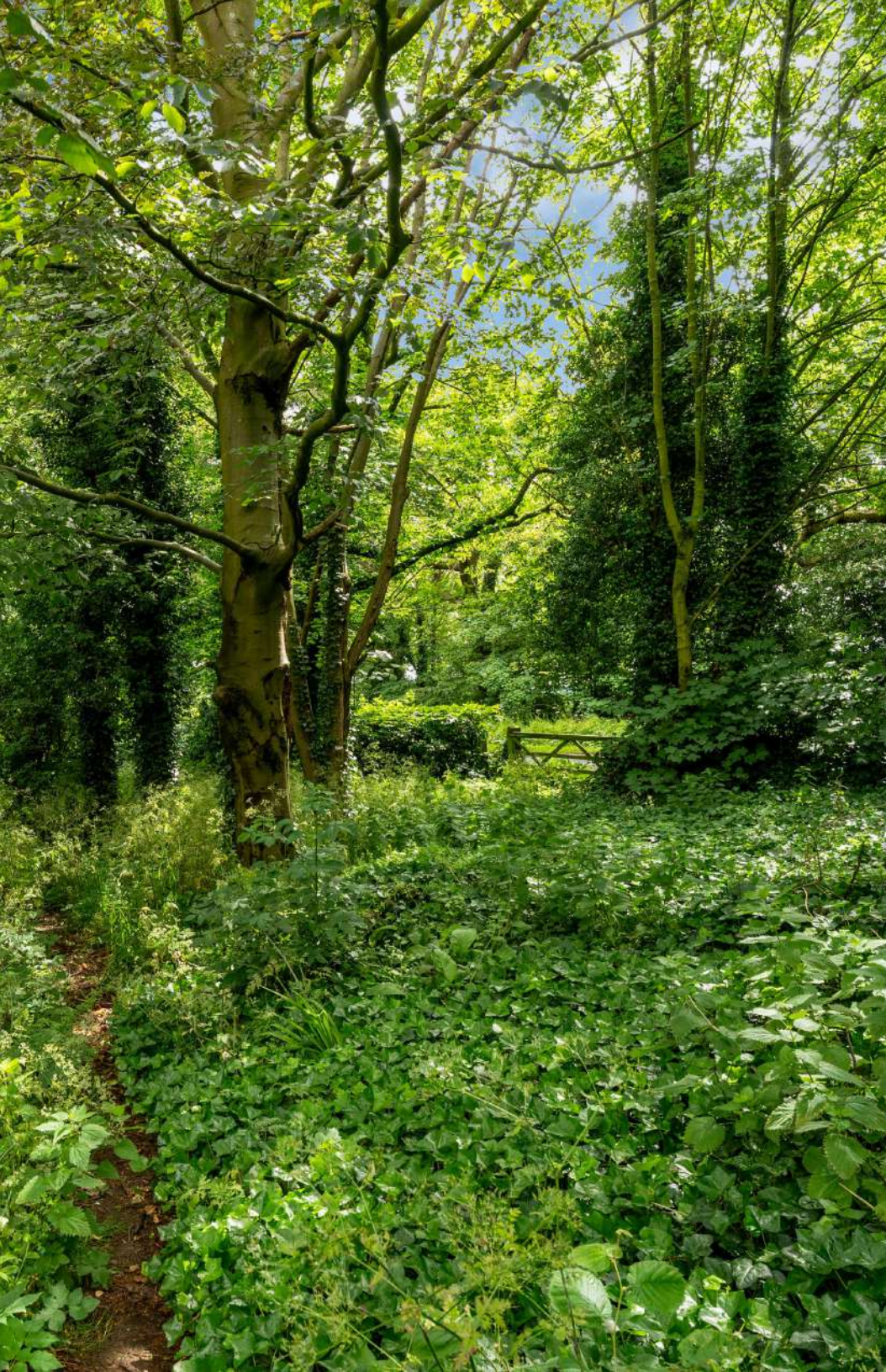
OUTBUILDINGS

Adjoining the main house is a brick-built outbuilding incorporating a boiler room, store, and kennel. The former coach house has been refurbished and now provides highly versatile accommodation, including two first floor offices, a ground floor kitchen and WC, together with a workshop, garage, and additional storage. This space is well suited to home working, ancillary use, or even full conversion to an additional dwelling (subject to the necessary consents).

To the front are the original standing stables with retained features, together with a tack room. Additional timber stables and stores are arranged around a concrete yard with direct access to the paddocks.







GARDENS & GROUNDS

Beech Grove is approached via electronically operated gates, opening onto an extensive driveway providing ample parking. The gardens are private and well established, with mature trees and structured planting providing a sense of seclusion. Lawned areas extend to both the front and rear, complemented by deep borders and a variety of specimen trees.

A raised terrace to the rear provides an excellent space for outdoor dining, with steps leading to the main lawn. Beyond, the land extends to paddocks and an area of woodland. In all, the property extends to approximately 2.38 acres.





LOCATION

Beech Grove is located in the hamlet of Wootton on the periphery of the ever-popular market town of Eccleshall, less than two miles from the bustling high street. Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and has been voted one of the top fifty places to live by the Sunday Times. Beech Grove is also located a short distance away from the larger centre of Stafford which provides a wider range of amenities as well as access to Junction 14 of the M6 (7 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School, and St Dominic's Stone.







Location SJ 822 269

Scale 1:2,000 @ A4

Drawing No. ZAA28756-01

Date 01.07.26



Total Area

0.96 ha

(2.38 ac)

Beech Grove

Wootton



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Beech Grove, Wootton
Approximate Gross Internal Area
Main House = 374 sq.m/4023 sq.ft
Coach House = 107 sq.m/1156 sq.ft
Outbuilding = 19 sq.m/206 sq.ft
Garage = 74 sq.m/795 sq.ft
Stable = 38 sq.m/414 sq.ft
Total = 612 sq.m/6594 sq.ft

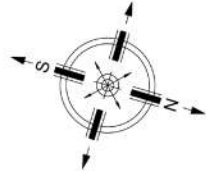


Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

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