

TIXALL HOUSE, TIXALL

Stafford, ST18 0XT



AN ENCHANTING REGENCY COUNTRY HOUSE

An enchanting grade II listed Regency house set in nearly 3 acres, close to Stafford.

6	5	4	EPC
			TBC

Local Authority: Stafford Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity and water supply. Shared private drainage system. Oil and LPG central heating.

Guide Price: £1,850,000





TIXALL HOUSE, TIXALL



Tixall House is an elegant Grade II listed country residence occupying a prominent position within the sought-after village of Tixall. Dating from the early nineteenth century and displaying the understated elegance of the Regency period, the house is characterised by its colour-washed brick elevations, traditional casement windows, attractive brick chimneys, and classically proportioned façade.

Set amidst mature gardens and grounds extending to approximately 2.62 acres, the property combines the charm and architectural character of a period country house with highly practical family accommodation.







THE PROPERTY

Believed to have formed part of the historic Shrewsbury Estate, the house has remained in the same family ownership for almost a century and has been a much-loved family home for generations. During its history, it was also the residence of the Managing Director of Lotus Shoes, once Stafford's largest employer, whilst the swimming pool garden achieved wider recognition following its inclusion in Patrick Lord Lichfield's photograph for the Unipart Calendar of 1982.

The accommodation displays an excellent balance between formal and informal living space. An impressive reception hall, complete with fireplace and staircase rising to a galleried landing, provides a welcoming introduction to the house. The principal reception rooms include a generous sitting room with open fireplace, an elegant drawing room flooded with natural light and opening onto the terraces and gardens, and a formal dining room featuring period panelling and fireplace. Together they provide superb spaces for both entertaining and family life. At the heart of the home is the breakfast kitchen, centred around a traditional Aga and complemented by a particularly practical range of ancillary rooms including a boot room, utility room, and pantry. A study and cloakroom complete the ground floor accommodation.











The first floor provides extensive family accommodation comprising six double bedrooms. The principal suite benefits from a dressing room and en suite bathroom, whilst the remaining bedrooms are served by a combination of family and guest bathroom facilities.

A particularly spacious L-shaped gymnasium enjoys direct access to a balcony and benefits from an adjoining bathroom, offering considerable flexibility for a range of alternative uses, subject to requirements.

Agents Notes

1. The property was previously subject to an insurance claim. Please ask the selling agent for further information.
2. The property is located within a conservation area.
3. There is spray foam insulation to part of the roof.







GARDENS, GROUNDS & OUTBUILDINGS

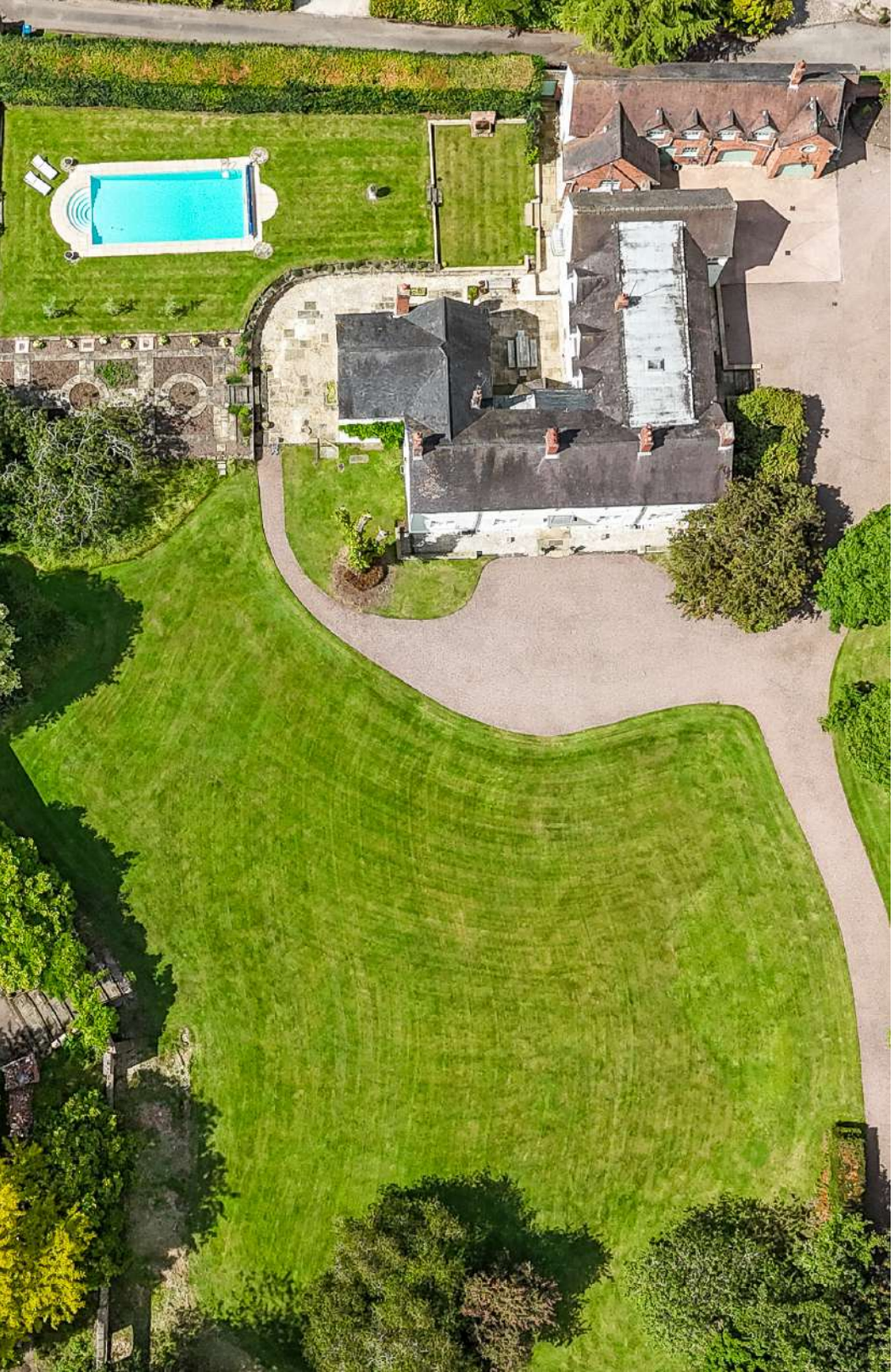


Approached via two separate gated driveways, the property enjoys a wonderful sense of privacy and arrival. Extensive gravelled parking areas surround the house and lead to a substantial detached coach house incorporating three garages, a workshop, shower room, kitchenette, and a spacious first-floor studio.

The building offers excellent potential for a variety of ancillary uses, including home working, leisure, or guest accommodation, subject to any necessary consents.

The mature gardens and grounds form a particularly attractive setting for the house and include sweeping lawns, specimen trees, established hedging, and colourful borders, with parts enclosed by attractive brick and stone walls.







A delightful rose garden and arboretum provide year-round interest, whilst to the west of the house lies the celebrated swimming pool garden, complete with an eighteenth-century timber and brick-built pump house.

A series of terraces and seating areas provide ideal spaces from which to enjoy the surroundings throughout the seasons.

Location

Tixall House occupies an enviable position at the heart of one of Staffordshire's most desirable villages. Tixall lies on the edge of the Cannock Chase National Landscape and adjacent to the National Trust's renowned Shugborough Estate, offering immediate access to miles of walking, cycling, and riding countryside.









The nearby villages of Great and Little Haywood provide an excellent range of day-to-day amenities including a village shop, post office, doctors' surgery, pharmacy, dentist, and public houses. The award-winning Canalside Farm Shop and Café is less than two miles away, whilst the county town of Stafford, approximately five miles distant, offers an extensive range of shopping, leisure, and professional services. The area is particularly well served by schooling, with highly regarded state and independent options including Anson CE Primary School, St Dominic's Priory School, Stafford Grammar School, Yarlet School, Denstone College and Repton School. For commuters, Stafford railway station provides direct intercity services to London Euston with journey times from approximately 1 hour 20 minutes. The M6, M6 Toll, A34, A38 and A51 are all readily accessible, providing excellent connections to Birmingham, Manchester, the wider Midlands and beyond.





Location SJ 976 227

Scale 1:1,250 @ A4

Drawing No. ZAA29847-01

Date 04.11.26

N W E S

Total Area

1.06 ha

(2.62 ac)

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO ©Crown Copyright Licence No. VA 100033416

Tixall House

Tixall

Knight Frank

Tixall House, Tixall, Stafford, ST18 0XT
Main House = 584 sq.m/6286 sq.ft
Outbuilding = 14 sq.m/151 sq.ft
Coach House = 133 sq.m/1432 sq.ft
Garage = 56 sq.m/603 sq.ft
Total = 787 sq.m/8472 sq.ft



Coach House-Ground Floor



Coach House-First Floor



Ground Floor



First Floor

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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