Knight Frank



CEDARWOOD, OFFLEY ROCK

Eccleshall, Stafford, ST21 6ES



A ONE-OFF RESIDENCE CLOSE TO ECCLESHALL

An idyllic, one-off country home set in close to 4 acres of ground, a short distance from Eccleshall.



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Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

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

Guide Price: £1,250,000





CEDARWOOD, OFFLEY ROCK



Nestled amongst its own private grounds, Cedarwood is a remarkable country residence extending to in excess of 8,500 sq. ft in total.

Designed and constructed by the current owners in 1993, the property offers a truly unique opportunity to acquire a substantial family home in a peaceful rural setting.

The accommodation is both expansive and versatile, extending over multiple floors and providing exceptional flexibility for modern family living. Characterful in design and flooded with natural light, the property enjoys attractive views across its surrounding gardens and grounds from many of the principal rooms.







THE PROPERTY

The accommodation at Cedarwood is arranged over several levels and has been designed to create a home of considerable character, flexibility, and architectural interest.

At its heart lies an impressive reception hall extending to over 25 feet in length, creating a striking first impression and connecting the principal living spaces. The drawing room is a particularly notable feature, extending to over 26 feet and providing a superb space for both entertaining and everyday living.

The breakfast kitchen is complemented by a utility room, whilst a range of additional rooms offer flexibility for family living, home working, or guest accommodation.

Three bedrooms are situated on the ground floor. Two bedrooms benefit from en suite bathrooms, while the third is served by a seperate bathroom.











To the first floor, a galleried mezzanine overlooks the entrance hall and enhances the wonderful feeling of space throughout the house. The principal bedroom suite comprises a generous bedroom, dressing room, and en suite bathroom, with the dressing room also offering flexibility to be used as an additional bedroom if required. A further nursery or bedroom provides added versatility. A separate second-floor study offers a peaceful retreat and work-from-home space.

The substantial lower ground floor extends beneath much of the property and incorporates extensive garaging, storage and a large former leisure area originally designed around a swimming pool. Offering immense potential, this space could be adapted to suit a variety of requirements, subject to any necessary consents.

Complementing the main residence is a detached annexe providing independent accommodation, ideal for extended family members, guests, staff, or those working from home. In addition, there is a substantial workshop, wood store, and garaging, adding further practicality.



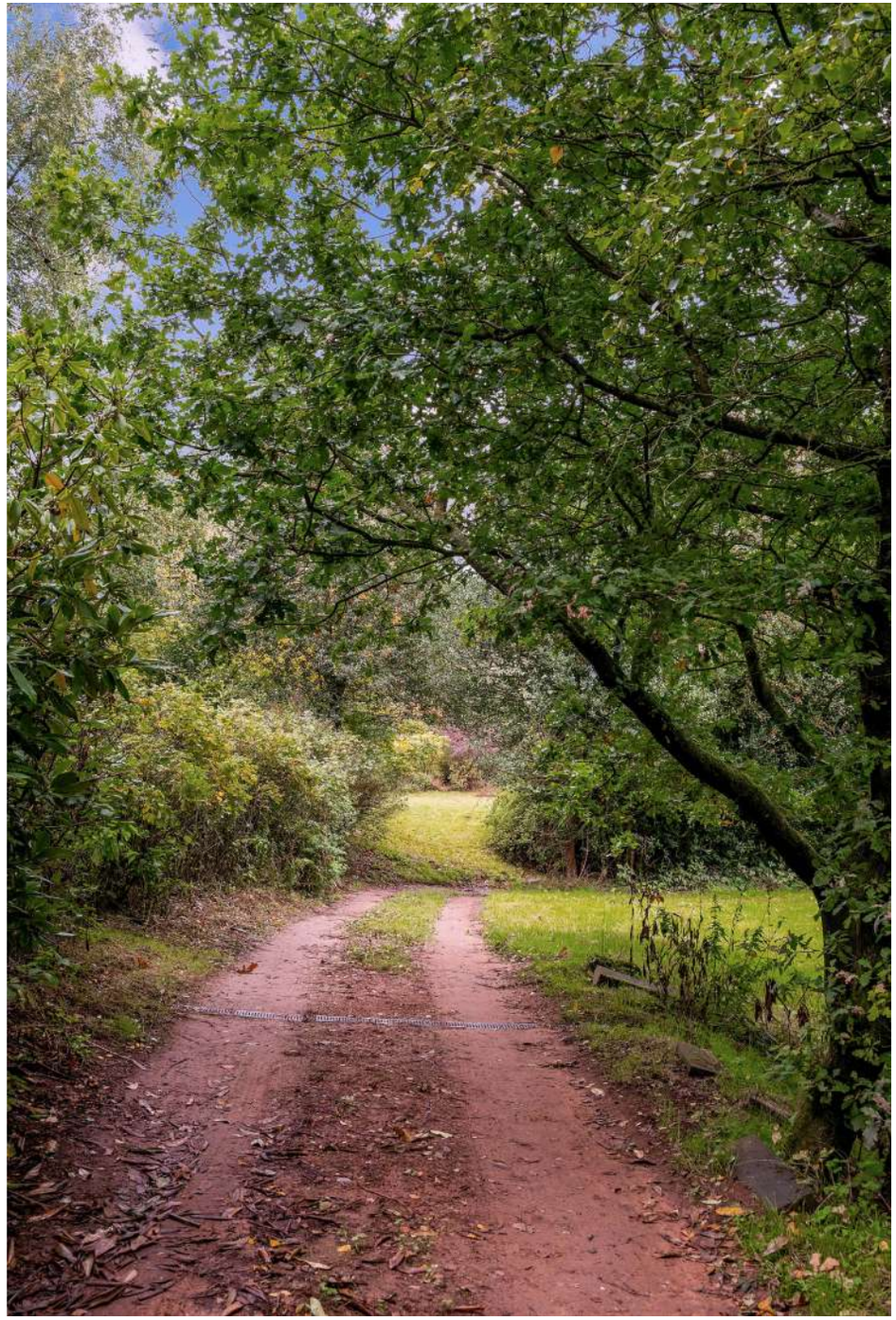


GARDENS & GROUNDS

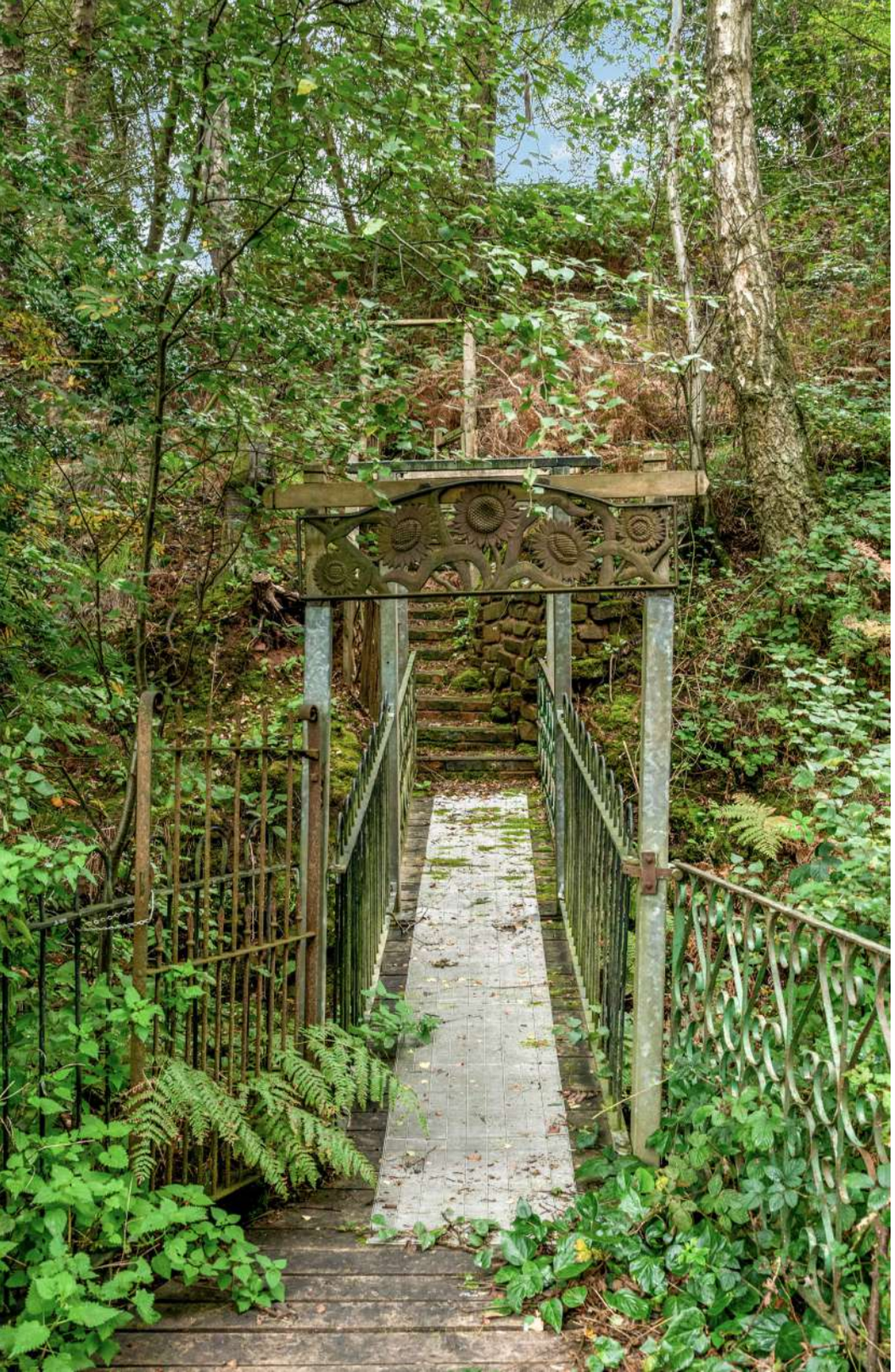
A particular feature of Cedarwood is its secluded setting and beautifully established grounds. Two driveways lead from the lane; one weaves through the grounds to the rear parking area while the other opens to a parking area in front of the integral garage. Various pathways wind around the house to provide access to the extensive gardens. Interspersed with specimen trees and herbaceous shrubs, the gardens provide a wonderful habitat for a variety of wildlife.

The gardens lead to a section of woodland which incorporates a former sandstone quarry which can be crossed via a footbridge to reach the balance of woodland on the other side. The woodland path leads back down towards the driveway and onto a small paddock which could be ideal for grazing.

All in all, the property totals approx. 3.86 acres.









LOCATION

Cedarwood is set in the pretty hamlet of Offley Rock, located on the periphery of the market town of Eccleshall. Offley Rock itself is home to Jackson's Coppice and Marshes, a nature reserve which has recently been over doubled in size and provides excellent walks.

The Star Inn pub at Copmere End is just a mile away while 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.









Cedarwood is also located a short distance away from the larger centre of Stafford (10.5 miles) which provides a wider range of amenities as well as access to Junction 14 of the M6 (8.5 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 788 296
Scale 1:1,250 @ A4
Drawing No. ZAA29642-01
Date 04.11.26

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Total Area
1.57 ha
(3.86 ac)

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

Cedarwood

Offley Rock

Knight Frank

Cedarwood, Offley Rock, Eccleshall
Approximate Gross Internal Area
Main House = 598 sq.m/6437 sq.ft
Annexe = 116 sq.m/1249 sq.ft
Outbuildings = 82 sq.m/883 sq.ft
Total = 796 sq.m/8569 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted to tell you more.

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