

1A NEWPORT ROAD

ECCLESHALL | STAFFORD | STAFFORDSHIRE | ST21 6BG







An exclusive opportunity to purchase a newly built five-bedroom luxury home in the heart of Eccleshall, forming part of a prestigious development of just two residences. Built by a highly regarded family-run developer with over 40 years' experience, this exceptional home combines timeless design, outstanding craftsmanship and contemporary family living.

Offers in the region of £475,000





2 5 4

- **Incredible Family Sized Home**
- **Five Double Bedrooms/Four Bathrooms**
- **Beautiful Open-plan Kitchen/Diner**
- **Eccleshall Voted Top Villages To Live in**
- **Central Town Location**
- **Ground Floor W.C. and Utility Room**

DESCRIPTION

An exceptional opportunity to own a beautifully crafted, newly built five-bedroom home in the heart of Eccleshall. Forming part of an exclusive development of just two luxury residences, these homes combine timeless design with high-quality craftsmanship and a real sense of individuality.

Built by a highly respected family-run developer with more than 40 years of experience, every detail has been carefully considered. Renowned for creating distinctive homes and restoring historic properties to an exceptional standard, they return to Eccleshall following the success of their sought-after Claremont Gardens development. Their latest project delivers two stunning homes that effortlessly blend contemporary living with classic craftmanship.

Designed with modern family living in mind, each home offers generous accommodation finished to an exceptional standard throughout. There are five spacious double bedrooms and four beautifully appointed bathrooms, alongside stylish living spaces that are both practical and elegant. Buyers who reserve early will also have the opportunity to personalise selected finishes, including flooring and wall coverings, creating a home tailored to their own style and taste.

Outside, the property continues to impress with a landscaped rear garden providing a private outdoor retreat, along with two allocated parking spaces to the front.

LOCATION

Ideally positioned just a short walk from Eccleshall High Street, the location offers the perfect balance of village charm and everyday convenience. From independent boutiques and cosy pubs to stylish bars and popular restaurants, everything is close at hand. The village also benefits from an award-winning butcher, doctor's surgery and local library, making it one of Staffordshire's most desirable places to live. Excellent access to the M6 also provides easy connections for commuters, while still offering the peace and charm of village life.

ROOMS

GROUND FLOOR

ENTRANCE HALL

W.C.

LOUNGE

KITCHEN/DINING ROOM





UTILITY ROOM

STUDY

FIRST FLOOR

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BATHROOM

SECOND FLOOR

BEDROOM FOUR

BEDROOM FIVE

SHOWER ROOM

EXTERNAL

LOCAL AUTHORITY

Stafford Council.

COUNCIL TAX BAND

Council Tax Band: TBC

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

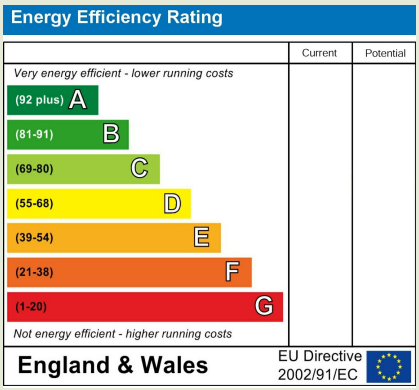
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1962 sq ft / 182.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1453670



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com

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