

Tixall House

Tixall, Stafford, ST18 0XT

John German





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£1,850,000

A large, white, two-story country house with a dark roof and two prominent chimneys. The house is set in a lush garden with a large swimming pool in the foreground. The pool is surrounded by a paved deck and has a blue cover partially visible. The background is filled with tall trees and a blue sky with scattered clouds.

A rare opportunity to acquire a quintessential country house set within approximately 2.7 acres of beautiful gardens and grounds, featuring a private swimming pool and pool house, a spacious coach house with three garages, workshop, shower room, separate entrance and a large first-floor studio.

Tixall House - One of Staffordshire Finest Properties

Tixall House sits at the centre of the Village of Tixall, one of the premier villages of Staffordshire on the edge of the Cannock Chase AONB and adjacent to the National Trust Shugborough Estate. Whilst in open country it is in close proximity to Stafford and on its favoured Eastern side and benefits from superb connectivity. The award winning Canalside Farm Shop & Café is less than 2 miles away at the edge of Great Haywood. There are an excellent range of state and private schools available locally including Yarlet, Repton, Denstone and Stafford Grammar School.

Tixall House is an immensely elegant and practical country house with charm and well balanced formal and informal rooms. It is surrounded by extremely attractive gardens and grounds. The house was historically part of the Shrewsbury Estate and has been in the current family ownership continuously for close to one hundred years. The house was in this time the property of the Managing Director of Stafford's largest employer of the last century, Lotus shoes. The beautiful swimming pool garden was made famous by its inclusion by Patrick Lord Lichfield in his Unipart Calendar of 1982. The garden remains as it was at the time of the photograph.

In all respects it is the consummate country house and in an enviably convenient location. Large enough to hold a family but equally at ease with lower levels of occupation thanks to the charming cottage architecture that manages to offer intimate spaces that become grand and spacious when needed. The gardens of approximately five acres, are mostly laid to lawn, specimen trees and hedges and designed specifically for low maintenance needs.

Main description

An impressive reception hall provides a welcome introduction to this wonderful property with an attractive fireplace with log burner and stairs gracefully rising to the first-floor gallery landing. To the left a large sitting room again with open fire and beyond this, double doors to an exceptional drawing room which is light and airy courtesy of the many windows and two sets of French style doors. To the other side of the reception hall, a door leads to the formal dining room which has period panelled walls and fireplace. A rear lobby leads to a cloakroom and study. The dining kitchen features an Aga. Beyond the kitchen there is a spacious boot room which in turn gives access to a utility and pantry and with two external doors, one to the dining terrace and the other to the carport.

On the first floor, there are six double bedrooms. The principal bedroom is en-suite and has a separate dressing room. The five further bedrooms are serviced by three bathrooms. In addition, there is a particularly spacious L-shaped gym, which has French style doors to a balcony and the benefit of a further bathroom. This area could easily be converted to additional bedroom accommodation if required.

Outside

There are two gated driveways leading to the house and the gravelled areas surrounding the house are capable of parking numerous vehicles. A detached two-storey coach house comprises on the ground floor three garages and a large workshop. External stairs give access to the spacious studio above and a further side entrance allows access to a ground floor shower room and kitchenette and a spiral staircase leading to the first floor studio.

The total site area extends to approximately 2.7 acres and has wonderful, mature parkland style gardens, alongside more formal lawned areas with well stocked borders, part of which has brick and stone walls. To the west of the property lies a private swimming pool and an 18th Century timber and brick-built pool house. There are also very pleasant sun terraces ideal for dining and seating.

Location

Tixall is a truly delightful, exclusive and picturesque village situated on the edge of Cannock Chase, designated as an Area of Outstanding Natural Beauty. This together with the National Trust Shugborough Estate collectively provides wonderful opportunities to cycle, trek and walk. Whilst the location is idyllic, it is also conveniently situated for the county town centre of Stafford, which is approximately 4 miles away and boasts a mainline intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. A second mainline railway station can be found 7 miles away at Rugeley Trent Valley. Junction 13 of the M6 is around 6.5 miles away and provides direct access into the national motorway network and M6 toll. Within the general Staffordshire area, there are an excellent range of state and private schools including Repton, Denstone and Stafford Grammer School.

Agents notes

The property is Grade II Listed.

The property is situated within a conservation area.

There is spray foam insulation in the loft.

The house experienced flooding some years ago.

Our clients are not selling all of the land in their ownership as per the current Land Registry.

The plan contained within these details is for guidance only and a new plan will have to be created for submission to Land Registry.

There are rights, covenants and easements and a copy of the Land Registry is available upon request.

Drainage is to a septic tank which is shared with two cottages and the outfall is onto neighbouring farmland.

Trees will be subject to Tree Preservation Orders.

The Promap is an approximate plan and a new and more precise plan will need to be drawn for land registry purposes.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Driveway & garaging

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil & LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

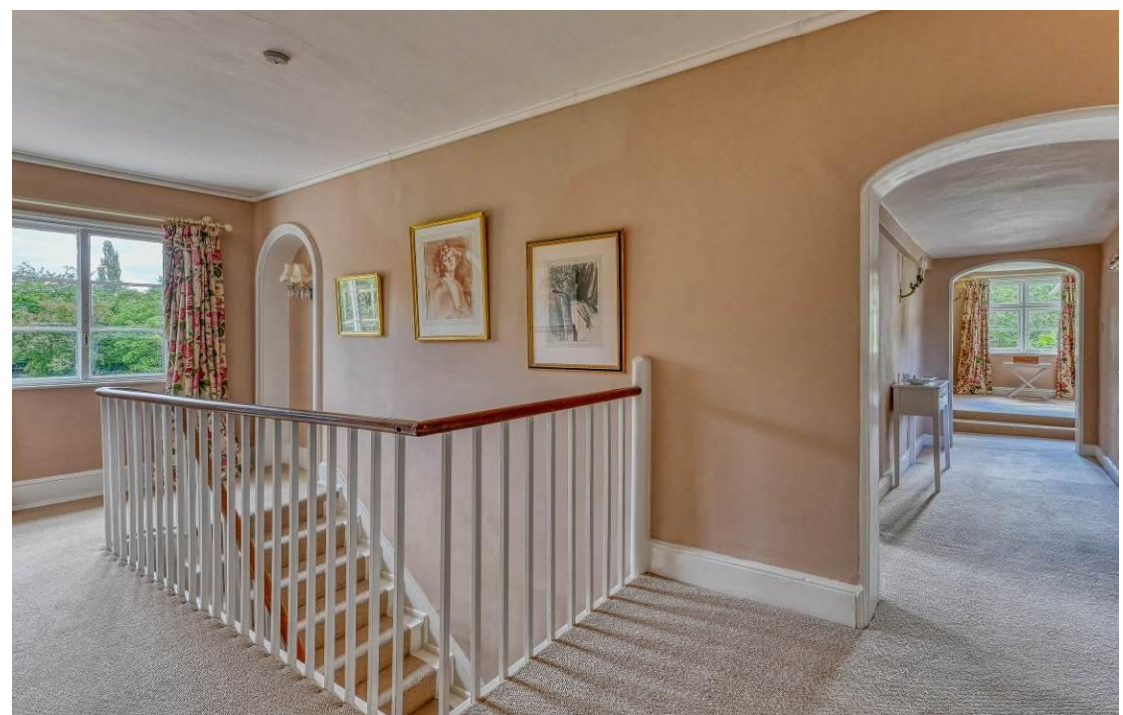
Local Authority/Tax Band: Stafford Borough Council / Tax Band H

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

574.7 m²

6189 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Approximate total area^m

181.5 m²
1952 ft²

Reduced headroom

1.7 m²
18 ft²

(1) Excluding balconies and terraces

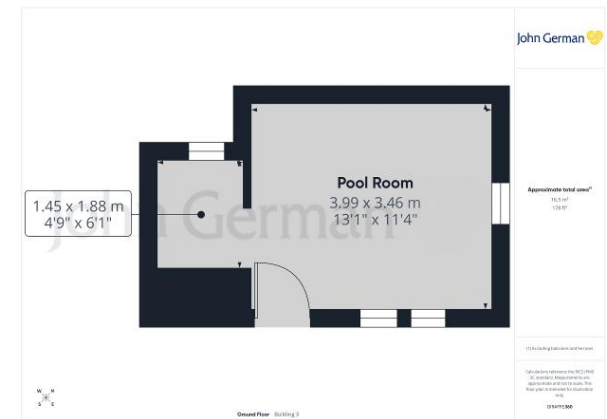
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

Floor 1 Building 2



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