ABODE
SALES & LETTINGS

Milwich, Staffordshire, ST18 0EG
£535,000



https://www.abodemidlands.co.uk







A truly charming and deceptively spacious four-bedroom detached cottage, occupying a delightful position within the highly sought-after village of Milwich. Beautifully extended and thoughtfully improved, the property successfully combines an abundance of original character features, including exposed beams and a feature log-burning stove, with the comforts and practicality of modern family living.

At the heart of the home is an impressive open-plan living kitchen and dining area, creating a superb space for entertaining and everyday family life. Flooded with natural light and enjoying attractive views over the garden, the accommodation is further complemented by a separate dining room, characterful triple-aspect lounge, utility room and guest cloakroom.

The first floor provides four well-proportioned bedrooms, including a stunning principal suite with vaulted ceiling, dressing area, en-suite shower room and French doors opening onto a private balcony overlooking the rear garden. Bedroom two also benefits from its own en-suite shower room, whilst a beautifully appointed family bathroom serves the remaining accommodation.

Externally, the property enjoys attractive gardens and outdoor space, perfectly suited to relaxing and entertaining.

The sought-after village of Milwich is ideally situated between the county town of Stafford, the picturesque canal town of Stone and the market town of Uttoxeter. Whilst enjoying a peaceful rural setting, the village benefits from excellent commuter links via a network of nearby arterial roads providing access to major Midland commercial centres.

An early viewing is highly recommended to fully appreciate the character, space and lifestyle opportunity that this wonderful home has to offer.

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Living/Dining Kitchen
Undoubtedly the heart of the home, this impressive extended open-plan living kitchen and dining area provides a superb space for modern family living and entertaining. Enjoying a dual-aspect outlook to the side and rear elevations, the room is flooded with natural light through two rear-facing UPVC double-glazed windows and a set of UPVC double-glazed French doors opening directly onto the rear garden.

The kitchen is fitted with an extensive range of matching wall and base units, complemented by generous work surfaces and attractive tiled flooring throughout. A central breakfast island provides additional preparation and seating space, whilst integrated appliances include a striking Rangemaster cooker with hob, warming plate, grill and extractor canopy above. Further features include a composite sink with mixer tap, integrated dishwasher, wine storage, LED downlighting and space for additional freestanding appliances.

The living and dining areas offer ample room for relaxation and entertaining, with pleasant garden views, television point, central heating radiator and contemporary spotlighting. An internal doorway leads through to:

Entry
A practical entrance area featuring a UPVC double-glazed frosted side entrance door, coat hanging space, tiled flooring and central heating radiator.

Utility Room
Fitted with a range of matching wall and base units with complementary work surfaces, the utility room provides excellent additional storage and laundry facilities. Features include a stainless steel sink and drainer with mixer tap, plumbing and space for appliances, heated towel radiator, tiled flooring and housing for the gas combination boiler.

Cloakroom/W.C.
Comprising a low-level WC, tiled flooring and a frosted UPVC double-glazed window to the side elevation.

Dining Room
A versatile reception room enjoying a side-facing UPVC double-glazed window and central heating radiator, ideal for formal dining, a family room or home office.

Lounge
Rich in character and showcasing the original charm of the cottage, the spacious lounge features exposed timber beams and trusses throughout. Benefiting from triple-aspect views via five UPVC double-glazed windows, this welcoming room offers a wealth of natural light.

A glazed entrance door opens into the reception area, where tiled flooring and a staircase rising to the first floor create an inviting first impression. A useful understairs storage cupboard and study area add practicality, while the main lounge centres around an attractive cast-iron log-burning stove set within an exposed brick fireplace. Additional features include wall lighting, dimmer-controlled lighting, television point and exposed beam detailing.

Landing
With side-facing frosted UPVC double-glazed window, smoke alarm and access to all first-floor accommodation.

Bedroom One
A superb principal bedroom enjoying a vaulted ceiling and dressing area, creating a bright and spacious retreat. French doors open onto a delightful balcony overlooking the rear garden, providing a peaceful place to relax and enjoy the surrounding views. Further features include a television point and central heating radiator.



En-suite Shower Room
Beautifully appointed with a modern three-piece suite comprising low-level WC, vanity wash basin and enclosed shower cubicle. Finished with complementary wall and floor tiling, chrome heated towel radiator and ceiling spotlights.

Bedroom Two
A generous double bedroom with front-facing UPVC double-glazed window, central heating radiator and loft access.

En-suite Shower Room
Fitted with a contemporary three-piece suite comprising low-level WC, floating wash hand basin and corner shower enclosure, complemented by tiled walls and flooring.

Bedroom Three
A well-proportioned bedroom featuring a front-facing UPVC double-glazed window, central heating radiator and a range of fitted wardrobes and storage drawers.

Bedroom Four
A comfortable fourth bedroom with side-facing UPVC double-glazed window and central heating radiator.



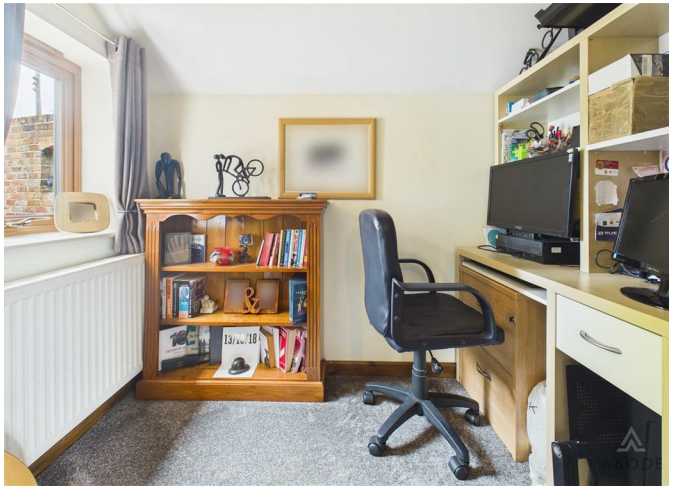

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Family Bathroom

A stylish family bathroom featuring a freestanding roll-top bath with bespoke mixer tap and shower attachment, vanity wash hand basin with storage beneath and low-level WC. Finished with attractive wall and floor tiling, heated towel radiator and ceiling spotlights, creating a luxurious and relaxing space.

Outside

The property boasts an extensive gravelled driveway providing ample off-road parking for multiple vehicles, which leads directly to a substantial detached double garage with twin doors. This highly functional area is bordered by mature hedging and includes practical timber garden shed that offers excellent additional external storage alongside the expansive parking layout.

Moving through the grounds, a beautifully manicured, sweeping rear lawn forms the heart of the outdoor space. A neat paved pathway cuts through the pristine grass, leading past a charming, pastel-blue garden bar/summerhouse that offers a tranquil spot to relax. High, mature hedgerows frame the perimeter, providing the property with an exceptional degree of privacy and a wonderful sense of seclusion.

Looking back across the lawn highlights the garden's fantastic capacity for outdoor entertaining. A dedicated patio area easily accommodates a large dining set, perfectly positioned beneath the shade of a magnificent, mature copper beech tree. This view demonstrates how effortlessly the garden transitions between its lush lawns, functional outbuildings, and paved seating areas.

Finally, the striking rear elevation of the property showcases double doors that open directly onto the lawns and a feature first-floor balcony. To the side, the property boasts a beautiful original oak-framed storm porch, adding immense architectural character to the home. Tucked away within this idyllic garden is also a traditional well to the rear, perfectly blending historic charm with modern country living.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations



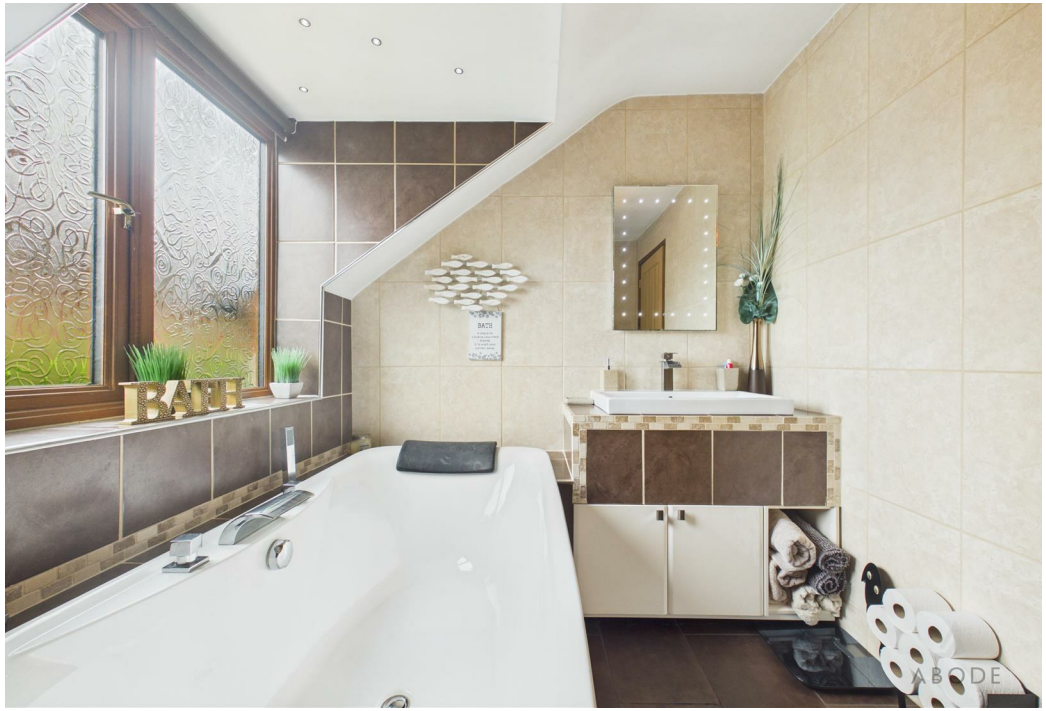











BATH








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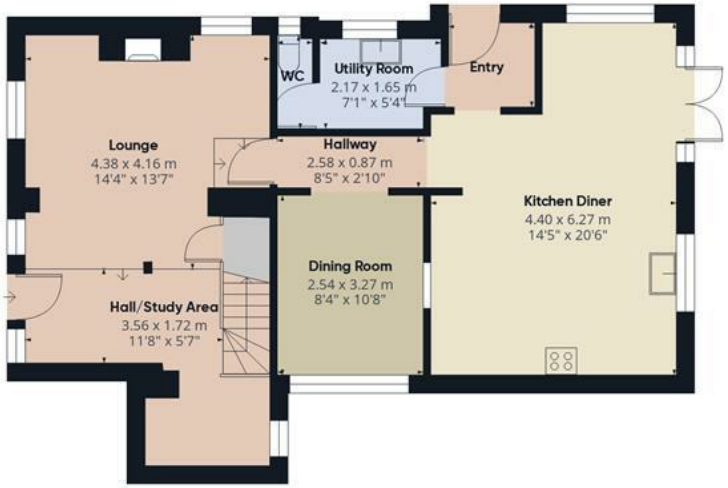




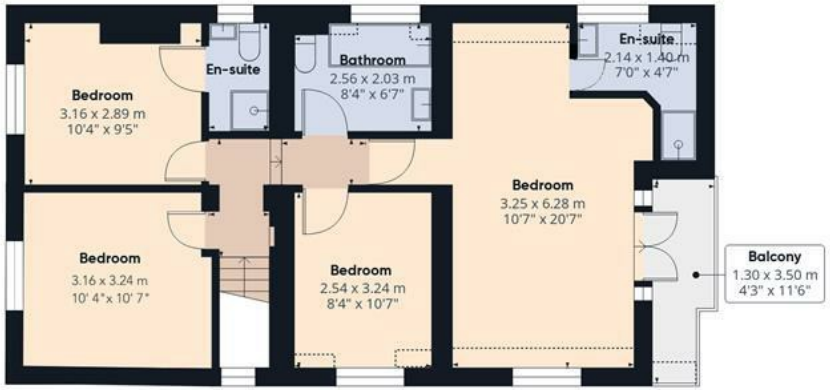




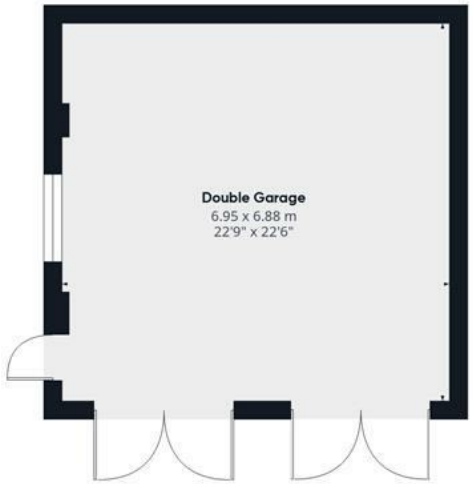




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

172.4 m²

1857 ft²

Balconies and terraces

4.2 m²

45 ft²

Reduced headroom

3 m²

33 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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