



Parkside Manor
Ivetsey Road, Stafford, ST19 9QP

peterjames
PROPERTY

Parkside Manor

A distinguished five bedroom country residence in a prime position on Ivetsey Bank with indoor pool, lake, four stables, and 34 acres of Woodland and Farmland, ideal equestrian use.

Reception hall with galleried landing
Elegant drawing room with Inglenook fireplace
Dining room
Farmhouse-style kitchen with breakfast area,
including electric range cooker
Conservatory
Guest cloakroom
Internal hall
Utility
Laundry/boot room
Gym/games room with annex potential
Indoor swimming pool complex with sauna, two
shower rooms and pump room
Five double bedrooms including a magnificent
master suite
Family bathroom
Oil fired central heating *



Parkside Manor

Parkside Manor occupies a prime position in Ivetsey Bank, a small and highly desirable hamlet set amidst the glorious South Staffordshire countryside. Despite its peaceful rural feel, the property is ideally located for access to nearby Wheaton Aston village, offering shops, pubs, and local amenities, while the larger centres of Brewood and Codsall provide a wider range of services. The M54 and M6 motorway networks are within easy reach, offering swift connections to Wolverhampton, Birmingham and beyond. Penkridge and Stafford are in close proximity, with their shops and high speed rail links to London Euston.

The area is well served by excellent schooling, with St Dominic's High School for Girls in Brewood, Stafford Grammar, Adams Grammar in Newport, and Wolverhampton Grammar School all close at hand. This balance of rural tranquillity, accessibility, and educational provision makes Parkside Manor one of South Staffordshire's most exciting opportunities, equally suited to discerning families or those seeking a prestigious country retreat.

Lot 1 – Parkside Manor

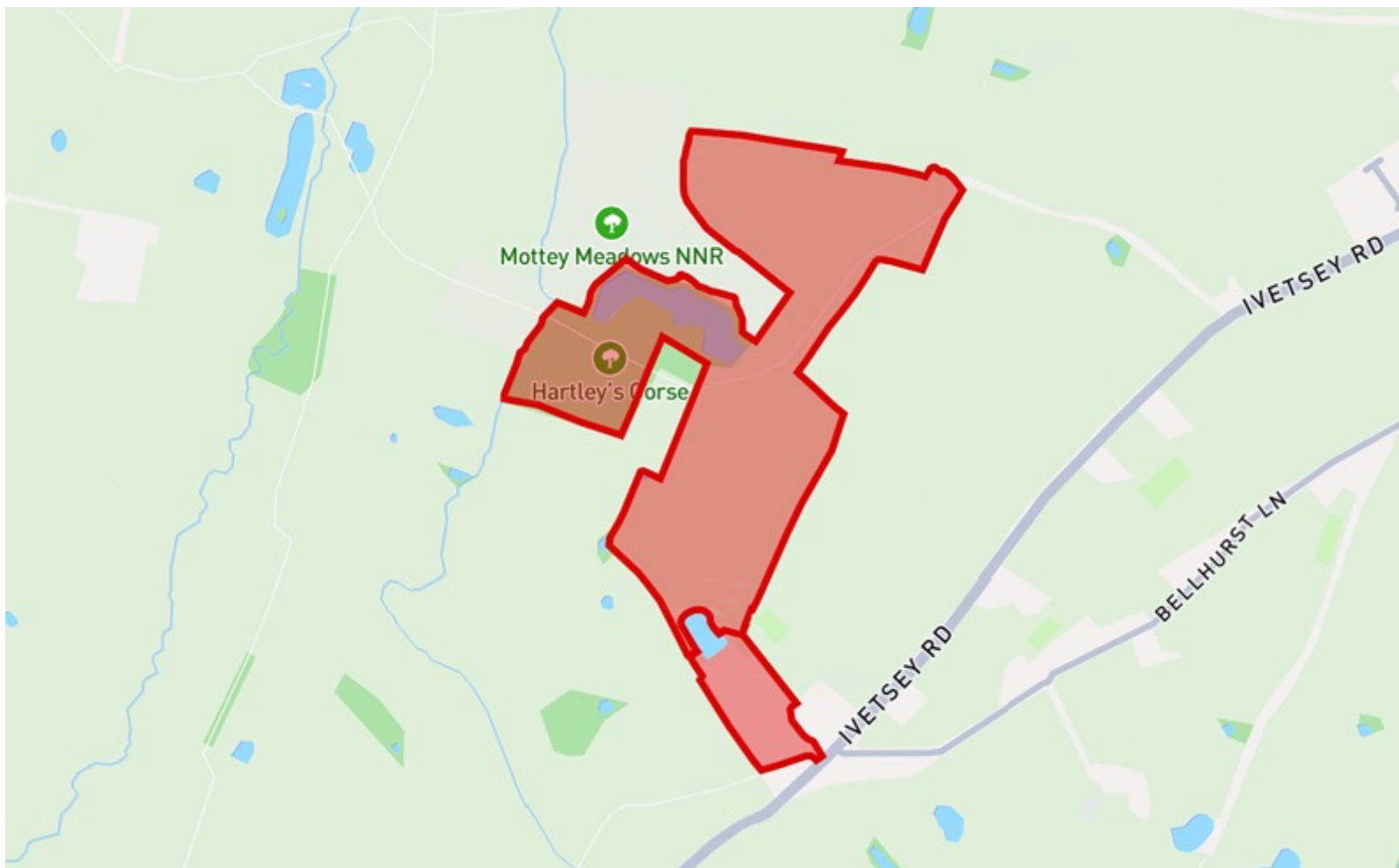
Parkside Manor is an exceptional country residence, offering a rare blend of scale, lifestyle and opportunity. Originally constructed in 1974 by Anthony Kay, this imposing home stands discreetly within mature grounds and enjoys an enviable sense of privacy. With its superb leisure facilities, including an indoor swimming pool complex with sauna and shower rooms, gym and games space, together with beautifully landscaped gardens and a private lake, the property has been thoughtfully designed to provide both refined everyday living and impressive entertaining. Offering over 3.5 acres, it provides the perfect canvas for those seeking a luxurious family home with scope to adapt and personalise to their needs.



Externally, Parkside Manor is approached via a sweeping private driveway leading to extensive parking and a three-car garage. Formal lawns, mature borders, and established trees wrap around the house, with a lake providing an idyllic focal point. The extensive grounds create a true lifestyle setting — secluded, yet connected — and perfectly suited to entertaining, leisure, or multi-generational living.

Lot 2 – Land extending to 34.80 acres

Adjoining the main house is an extensive parcel of land extending to approximately 34.80 acres. This includes attractive pastureland, natural boundaries, and enchanting areas of woodland, notably *Hartleys Gorse*, which provides a haven for wildlife and opportunities for nature walks. The combination of open fields and established woodland creates a rare and versatile holding, ideal for equestrian use, agricultural purposes, or those simply seeking a private rural retreat.



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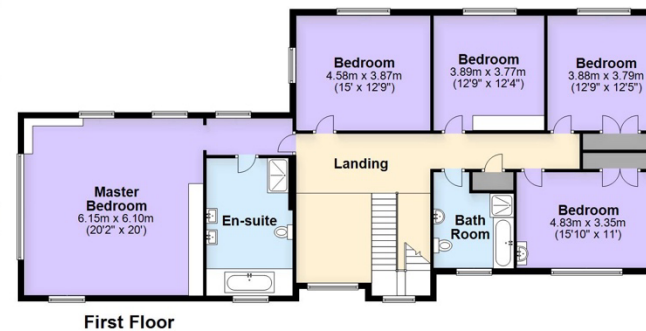


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Parkside Manor
Ivetsy Road, Wheaton Aston

HOUSE: 370.0 sq.m 3,983 sq.ft.
 POOL & ASSOCIATED ROOMS: 124.0 sq.m 1,335 sq.ft.
 ANNEX: 72.3 sq.m 778 sq.ft.
TOTAL: 566.3 sq.m 6,096 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION ONLY, SIZE AND LOCATION APPROXIMATE.



EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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