

White Hays, Albrighton

THOMAS HARVEY
ESTATE AGENTS

A Magnificent Seven Bedroom Country Residence Set Within Approx. Two Acres Of Private Parkland Grounds, Featuring Exceptional Entertaining Spaces, Luxury Family Accommodation, Four-Car Garaging And Outstanding Countryside Views In One Of Albrighton's Most Exclusive Addresses!

White Hays, Kingswood Road, Albrighton, Wolverhampton, WV7 3JH

Asking Price: £1,400,000

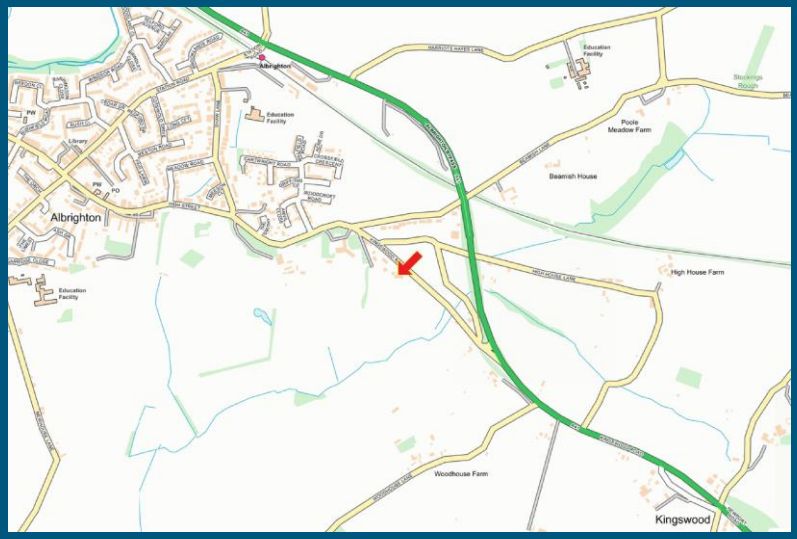
Occupying one of Albrighton's most prestigious and highly coveted addresses, discreetly screened from the road and surrounded by the rolling Shropshire countryside, this outstanding detached country residence represents a once-in-a-generation opportunity. Set within over an acre of beautifully landscaped grounds and offered to the market for the first time in almost 30 years, the property is an exceptional example of refined family living, combining timeless elegance with remarkable scale and versatility.

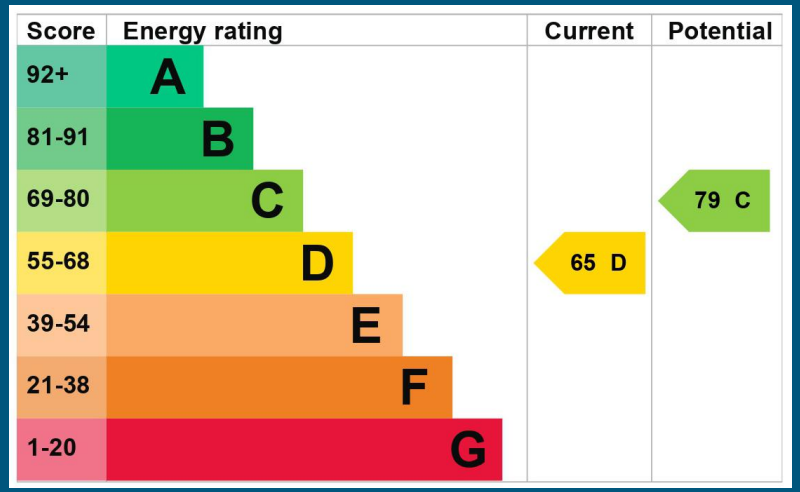
Approached via a sweeping arrival and enjoying complete privacy, the residence immediately impresses with its commanding presence and architectural character. Extensively maintained and sympathetically enhanced, the home retains an abundance of original features while seamlessly embracing the expectations of modern luxury living. Extending across three magnificent floors, the accommodation is introduced by an impressive reception hall where a striking U-shaped staircase creates a dramatic centrepiece. Beyond lies a series of beautifully proportioned reception rooms designed for both grand entertaining and everyday family life. The elegant drawing room, complete with marble fireplace and garden access, offers a wonderful space in which to relax, while the formal dining room provides the perfect backdrop for sophisticated entertaining. A remarkable snooker and entertaining room further elevates the home's social appeal, complemented by a generous family room, breakfast room and recently refitted bespoke kitchen that forms the heart of the residence. The upper floors continue to impress, offering seven substantial bedrooms of exceptional proportion. The principal suite enjoys luxurious dressing facilities, bespoke fitted furniture and an extensive ensuite bathroom, creating a private sanctuary within the home. A selection of further bedrooms, served by multiple bath and shower rooms, provides superb accommodation for family members and guests alike. A galleried landing and dedicated home office complete the upper levels, offering flexibility for modern lifestyles.

The grounds are every bit as impressive as the house itself. Beautifully mature and wonderfully private, they create a parkland-inspired setting of rare beauty, with expansive lawns, specimen trees, established planting and far-reaching views across the surrounding countryside. Enhancing the estate further is an impressive detached four-car garage complex with remote-controlled access and a versatile first-floor studio, ideally suited as a luxury home office, gymnasium, wellness suite, creative studio or guest accommodation, subject to any necessary consents.

Despite its idyllic rural setting, the property enjoys excellent connectivity. Albrighton village offers an excellent selection of restaurants, cafés, boutiques and everyday amenities, while direct rail routes to Birmingham, Wolverhampton and Shrewsbury, together with easy access to the A41 and M54, ensure convenience for commuters. A number of highly regarded state and independent schools are also within easy reach.

Combining exceptional living space extending to an impressive 5,024.8sq feet approx, magnificent entertaining areas, seven bedrooms, multiple bathrooms and a wealth of character features including leaded windows, bay elevations, feature fireplaces and elegant period detailing, this is a residence of extraordinary substance and prestige. Offering a lifestyle of privacy, grandeur and exclusivity in one of Shropshire's most desirable locations, it is undoubtedly one of the finest family homes currently available in the region.





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Porch: Hardwood double glazed leaded opaque door and terracotta tiled flooring. **Reception Hall:** Internal hardwood double glazed opaque leaded door, radiator, coved ceiling, double glazed leaded patio doors to rear, U-Shaped staircase to first floor and cloaks recess below with opaque leaded glazed window. **Guest Cloakroom:** Low level WC, vanity unit, radiator and double glazed opaque window to front.

Lounge: 25'4'' (7.70m max) x 14'10'' (4.51m max)
A distinctive marble fire place & hearth with oak decorative surround & gas coal fire, three radiators, wall light points, coved ceiling, double glazed leaded window to front and matching patio doors to rear.

Snooker/ Entertaining Room: 24'5'' (7.44m) x 16'5'' (5.00m)
Radiator and double glazed leaded windows to front, side & rear.

Dining Room: 13'6'' (4.12m) x 13'3'' (4.05m)
Gas fire with tiled hearth, radiator, coved ceiling and double glazed leaded bay window to rear.

Breakfast Room: 12'1'' (3.68m) x 10ft (3.06m)
Radiator, coved ceiling and double glazed leaded window to front.

Open Kitchen: 8'11'' (2.71m) x 8'10'' (2.68m) To Family Room: 16'2'' (4.92m) x 12'5'' (3.798m)
Recently refitted with a light coloured shaker style suite comprising a range of base cupboards, drawers & suspended wall cupboards, granite worktops with matching breakfast bar & sunken twin drainer sink unit including chrome mixer tap, built in 4-ring gas hob with extractor hood over, dishwasher, Neff 'hide & slide' double electric oven with 12 cooking functions & matching single compact Neff oven with microwave function, coved ceiling, LVT flooring, double glazed leaded window to front and open archway to: **Family Room:** Radiator, coved ceiling, hardwood double glazed door to side and double glazed leaded windows to front, side & rear. **Utility: 9'2'' (2.79m) x 6'11'' (2.11m)** Built in base cupboards & suspended wall cupboards, stainless steel circular sink unit, wall mounted gas fired Worcester Bosch central heating boiler, plumbing for washing machine, tiled flooring and leaded opaque glazed window to rear.

First Floor Galleried Landing: Radiator, coved ceiling, built in storage cupboard, double glazed leaded window to front and archway to further staircase leading to the first floor. **Home Office: 11'1'' (3.37m) x 6'5'' (1.95m)** Internal opaque glazed door & windows, radiator and double glazed leaded window to rear.

Bedroom One: 14'2'' (4.31m) x 11'4'' (3.45m)
A range of built in bespoke furniture including wardrobes, drawers, bedside tables & dressing table, two radiators, wall light points and double glazed leaded windows to front & rear. **Dressing Area:** Fitted with full height triple wardrobes with mirrored doors. **Ensuite: 8ft (2.45m) x 7'7'' (2.30m)** Fitted with a traditional coloured suite comprising corner bath with spa jets & chrome shower spray, corner shower enclosure, low level WC, vanity unit, bidet, radiator, part tiled walls and double glazed opaque leaded window to rear.

Bedroom Two: 14ft (4.26m) x 13'9'' (4.25m) Built in dressing table with drawers, two radiators and double glazed leaded windows to front & rear. **Dressing Area/ Shower Room: 10ft (3.06m) x 9'6'' (2.91m)** Fitted vanity unit & shower cubicle, radiator, twin walk in wardrobes into eaves

Bedroom Three: 13'10'' (4.22m) x 12'6'' (3.82m)
Built in dressing table with drawers, radiator, wash hand basin with wall mounted mirror over and double glazed leaded bay window to rear.

Bedroom Four: 14'1'' (4.30m) x 12ft (3.65m)
Fitted full width bedroom cabinetry including three double wardrobes with overhead stores, radiator, coved ceiling and double glazed leaded window to rear.

Bedroom Five: 14'2'' (4.31m) x 7'10'' (2.38m)
Radiator, wash hand basin, coved ceiling and double glazed leaded window to front.

Bathroom: 9'10'' (3.00m) x 8'11'' (2.71m)
Fitted with a superior white suite comprising corner bath with spa jets, shower enclosure with chrome overhead rainfall shower & hand held spray, pedestal wash hand basin, radiator, built in twin double cupboards, tiled walls, recessed ceiling spot lights and double glazed opaque leaded window to front. **Separate WC:** Fitted with a low level WC and double glazed opaque leaded window to front.

Second Floor Landing: Double glazed leaded window to front. **Bedroom Six: 18'1'' (5.50m) x 11'9'' (3.57m)** Two radiators, walk in wardrobe into eaves and double glazed leaded windows to front & rear. **Ensuite:** Fitted with a traditional white suite comprising panelled bath with chrome shower spray, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spot lights and extractor fan.

Bedroom Seven: 12'6'' (3.80m) x 11'9'' (3.59m)
Two radiators, storage into both eaves & loft space, and double glazed leaded windows to front & rear. **Ensuite:** Fitted with a traditional white suite comprising open shower with chrome spray, low level WC, pedestal wash hand basin, radiator, part tiled walls, recessed ceiling spot lights, tiled flooring and extractor fan.

Detached Four Car Garage With First Floor Studio: 28'11'' (8.82m) x 24'1'' (7.35m)
Garage: Double width remote controlled garage door & separate single garage door, power, lighting, radiator, exterior side door and double glazed leaded window to side. **Gardners WC:** Low level WC, sink unit, radiator and opaque glazed window to rear. **Rear Lobby:** With wall mounted gas fired central heating boiler and stairs to the **First Floor Studio: 28'7'' (8.70m) x 17'1'' (5.20m)** Radiator, storage into eaves, glazed opaque circular windows to front & rear.

South Facing Rear Gardens: The property enjoys magnificent landscaped gardens and grounds, providing an exceptional degree of privacy and seclusion. Expansive manicured lawns are interspersed with mature specimen trees, established shrubs and beautifully stocked borders, creating a picturesque parkland-style setting. A substantial terrace adjoins the house, offering an ideal space for outdoor dining and entertaining whilst overlooking the ornamental pond and formal gardens. Beyond, the grounds enjoy far-reaching views across rolling countryside, providing a stunning backdrop and a wonderful sense of space. Beautifully maintained and thoughtfully designed, the gardens offer a rare combination of elegance, tranquillity and breath-taking rural surroundings.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







































































PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.

First Floor

Approx.: 2,015.2sq feet
(187.2sq metres)





Second Floor

Approx.: 473.0sq feet
(43.9sq metres)

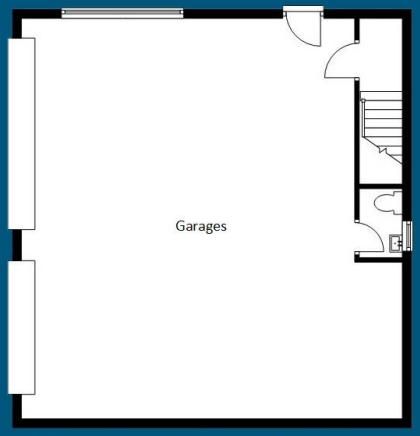
Ground Floor

Approx.: 2,536.5sq feet
(235.7sq metres)



First Floor Garage





Ground Floor Garage

White Hayes, Kingswood Road, Albrighton

Total Floor Area: 5,024.8sq feet (466.8sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate

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Tenure: Freehold
Council Tax: Band G – Shropshire
EPC Rating: D (65) No: 2182-3968-0200-1376-0204
Total Floor Area: 5,024.8sq feet (466.8sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Superfast are available
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good outdoor coverage.