



THE BEECHES, PINWOOD ROAD

Ashley Heath, Shropshire, TF9 4PW



A HIGHLY SPECIFIED CONTEMPORARY HOME

An exceptional contemporary home finished to exacting standards
extending to 4,500 sq. ft with a triple garage.



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EPC

B

Local Authority: Newcastle-under-Lyme Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Private drainage.

Guide Price: £1,150,000



THE BEECHES, PINWOOD ROAD

Set in a prominent yet quiet position along the prestigious Pinewood Road, The Beeches is a recently built highly specified country residence extending to excess of 4,500 sq. ft.

The current owners have comprehensively refurbished the property during their ownership including new bathrooms, reconfigured bedroom accommodation and the addition of an impressive walled and electrically gated entrance.

The Beeches offers well balanced, exceptionally flexible accommodation which has been carefully considered throughout.









THE PROPERTY

Entered via a spacious covered porch, a wide entrance door opens to the vast entrance hall which includes central staircase and a door to the guest WC. Doors radiate to the ground floor living accommodation including the bright study which provides plenty of space for homeworking. The sitting room is found adjacent to the study and provides a spacious, light filled space with large brick inglenook fireplace with wood burner inset as well as bi folding doors to the terrace. The open plan kitchen dining living room is the hub of the home which includes underfloor heating, with the kitchen area offering a range of bespoke Farrow & Ball painted oak wall, floor and island cabinetry all set beneath a double thickness granite work surface. There is a range of integrated appliances including Siemens full height fridge, full height freezer and dishwasher. There is space for a range cooker whilst an additional set of cabinetry, recently installed, incorporates a drinks fridge. The island offers under counter seating as well as additional storage and acts as a zoning feature. The living area follows on and includes bi-folding doors and a contemporary wood burner, with the dining area providing plenty of space for entertaining and an additional set of bi-folding doors to the terrace. The utility leads off the kitchen area and includes matching units as well as a full pantry fitted out with shelving.







UPSTAIRS

The central staircase rises and splits in two directions to lead to the galleried landing which includes two feature glass lanterns over the staircase. The principal bedroom suite is hotel like, with a spacious bedroom area with Juliet balcony, a fully fitted dressing room with second Juliet balcony and completely refitted en suite shower room with highly specified fittings.

There is a further three bedrooms in the main section of the first floor, all of which are doubles and one having a Juliet balcony. The re-fitted family bathroom is expansive and includes an oversized bath and separate shower.

The fifth bedroom is accessed off a side landing and essentially provides a second principal suite. Benefitting from multiple sky lights, the room is filled with light and includes a refitted en suite shower room with electric underfloor heating.



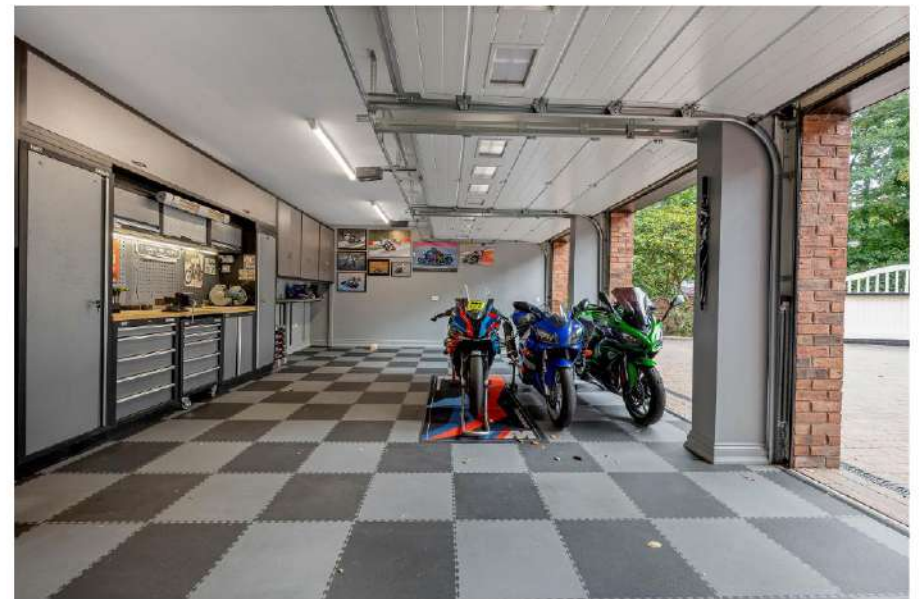




GARDENS & GROUNDS

Approached from Pinewood Road via an electrically operated sliding gate, the driveway provides parking for numerous vehicles as well as access to the triple garage which has three electrically operated up and over doors. There is a second set of gates leading to a lower driveway which offers additional parking.

Block paved pathways lead either side of the house to the expansive south facing rear terrace. The terrace leads to a detached bar which is complete with power and light and provides a great outdoor / indoor entertaining space. The south facing gardens are well proportioned and include mature planting and specimen trees.







LOCATION

The Beeches is set along the prestigious Pinewood Road on the edge of the village of Ashley, which is a quiet rural community, adjacent to the larger village of Loggerheads on the Staffordshire / Shropshire border. The village has a range of amenities including takeaways, restaurants, pubs, doctors, and village hall which has a bustling annual calendar with events including dance classes, fitness classes, yoga, bowls and a theatre group.

The village of Loggerheads offers a wider range of facilities including supermarket, vets, pub, takeaway, post office and chemists, and is just a mile away. Further afield are the centres of Newcastle-under-Lyme, Stone, Market Drayton, and Stafford which all provide a range of entertainment and leisure facilities as well as national retail destinations.





There is an excellent range of schooling within the area including Stafford Grammar School, Newcastle-under-Lyme School, and Alleynes School in Stone. There are also primary and middle schools located in Loggerheads.

The Beeches is well placed for access to the regional road network with the M6 providing direct access to the M6 Toll, and is also well placed for the M42, M1 and A50.

Train services run to London from Stoke on Trent, Stafford, Stone, and Birmingham International. Birmingham Airport is approximately 37 miles and East Midlands Airport is approximately 32.2 miles.





The Beeches, Pinewood Road, Ashley

Approximate Gross Internal Area

Main House = 378 sq.m/4067 sq.ft

Garage = 45 sq.m/481 sq.ft

Total = 423 sq.m/4548 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

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