



The Villa, Milwich, Staffordshire, ST18 0EG

Offers in Excess of £310,000

If cosy interiors with oak beams, a log burner and characterful charm are your thing, we think that this beautiful country style cottage will be right up your street! Let's start with the impressive grounds surrounding the property with wildlife pond, veggie beds, hen house with coop and manicured gardens with an abundance of flowering plants and places to relax whilst enjoying the warmth of the Sun. Internally there's both Sitting Room and Lounge leading to the Dining Area and the kitchen has plenty of room for a farmhouse size table. Upstairs to the first floor we have Master and Guest Bedroom together with the refitted luxury bathroom having a huge tub waiting to be filled with bubbles. On the second floor we have two spacious loft rooms which subject to building regs could easily be converted to a fresh new Master Suite. The location is difficult to compete with; situated in the idyllic Staffordshire village of Milwich you will be comforted by the peaceful setting and far reaching views but also having the benefit of amenities close-by in the thriving villages and towns. Quaint and Peaceful, Relaxing and Charming - this Village home has it all!!



ACCOMMODATION

Ground Floor

Entrance Hall 15' 4" x 4' 3" (4.67m x 1.29m)

There is a UPVC entrance door with two opaque and leaded panels to the centre and leading into the entrance hall. With a radiator, feature ceiling beams, stairs that rise to the first floor and ornate wood panelling to one wall with high level glass panels above looking into the living room.

Sitting Room 15' 0" x 12' 7" (4.57m x 3.83m)

With a UPVC double glazed window to the front elevation, two radiators, wall light point and feature recess with marble hearth. There is an additional UPVC double glazed window to the side elevation.

Through Lounge/Dining Room

Lounge Area 15' 3" x 10' 5" (4.64m x 3.17m)

There is a UPVC double glazed window to the front elevation, a radiator, television connection point, feature ceiling beams and superb inglenook with original beams and oak plinth; with a recess which is tiled to the interior, brick hearth and housing the multi-fuel burning stove. The living room opens to the dining area.

Dining Area 7' 8" x 14' 3" (2.34m x 4.34m)

With radiator, two UPVC double glazed windows looking over the rear garden and also a UPVC door giving access out to the rear garden.

Breakfast Kitchen 12' 10" x 17' 4" (3.91m x 5.28m)

Fitted with a good range of worktops having high gloss fronted units below incorporating both drawers and cupboards. There is a built-in wine rack, a matching range of wall mounted units with open display shelves and a glass fronted double unit also for display purposes. With an inset one and three quarter bowl sink unit having swan neck mixer tap, plumbing for a dishwasher, plumbing for an automatic washing machine, electric cooker control point with stainless extractor unit above and having plenty of space for additional appliances. The kitchen has tiled splashbacks, tiled floor, radiator and feature wall and ceiling beams. Two ornate

arched windows one to the side elevation and one looking to the rear elevation and a UPVC double glazed window overlooking the rear garden. Also with a stable door leading out to the patio.

First Floor

First Floor Landing

From the entrance hall stairs rise up to the first floor landing where there is a radiator, feature ceiling beams, two wall light points, a UPVC double glazed window and half height ornate wood panelling to one wall. Doors lead to all rooms and a door gives access to the second floor.

Bedroom Two 8' 0" (max) to 6' 4" (min) x 12' 8" (2.44m (max) to 1.93m (min) x 3.86m)

With a feature ceiling beam, UPVC double glazed window to the front elevation, one wall light point and a radiator.

Master Bedroom 15' 3" x 15' 1" (4.64m x 4.59m)

With radiator, feature ceiling beam and dual aspect UPVC double glazed windows: one to the front elevation and one to the rear elevation. There are two wall light points.

Inner Landing

With fitted bookshelves, radiator, wall light point and the airing/linen cupboard.

Airing Cupboard 8' 9" x 3' 11" (2.66m x 1.19m)

Housing the central heating boiler and providing oceans of space for linen storage.

Separate WC 7' 11" x 3' 11" (2.41m x 1.19m)

Fitted with a suite that comprises a close coupled WC and a pedestal wash hand basin which has a tiled splashback. There is a dado rail, radiator and UPVC double glazed window overlooking the rear garden.



Bathroom 12' 11" x 8' 6" (3.93m x 2.59m)

Fitted with a suite that comprises a freestanding bath having mixer tap with showerhead attachment, wall mounted wash hand basin with mixer tap, a close coupled WC and a walk-in shower cubicle which has glazed screens, is fully tiled to the interior and houses a mains shower unit. The bathroom has an extractor fan, recessed ceiling spotlights, half height tiling to the walls, tiled floor, radiator and loft access point. There are two UPVC double glazed windows to the rear elevation.

Second Floor

Loft Room One 13' 8" (average) x 12' 8" (4.16m (average) x 3.86m)

Stairs rise from the first floor landing via a door to the second floor which gives limited access. There are feature ceiling beams, wood panelled ceiling, feature ceiling beams, a UPVC double glazed window to the side elevation, radiator and a door leads through to an additional room.

Loft Room Two 13' 11" (average) x 15' 2" (4.24m (average) x 4.62m)

With radiator, feature ceiling beams and a UPVC double glazed window to the side elevation.

Exterior

There is a forecourt garden to the front with picket fencing and deep flower borders. With a driveway to the side providing parking. Double gates lead to additional off-road parking if required and a personal gate gives access around to the rear garden. At the rear is a raised terrace, an outside water tap and winding pathways lead around to the main garden which is laid to lawn. There are various seating areas together with beds and borders which are well stocked with a substantial variety of maturing shrubs and seasonal plants. With a feature pond, greenhouse, garden shed, hen house and chicken enclosure. Having a hardstanding for the Calor gas tank. The garden is enclosed by close board fencing.



Directions

Leave Stone town centre along the Lichfield Road turning left onto the Uttoxeter Road and proceeding out of the town. Continue over Hilderstone Level and into the village of Milwich passing the school on the left hand side where you will find the property as indicated by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

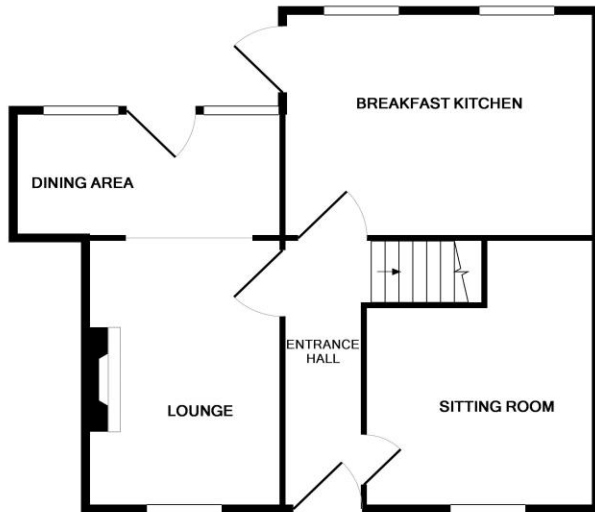
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

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Referrals

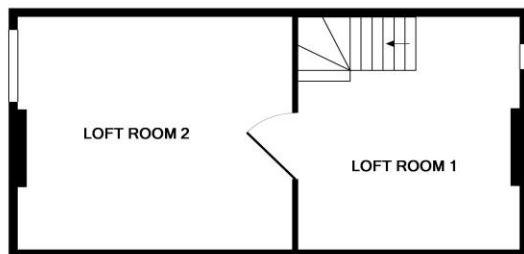
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| | | 64 |
| | 18 | |

England & Wales

EU Directive
2002/91/EC



Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | 77 |
| | 41 | |

England & Wales

EU Directive
2002/91/EC



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