



Rose Cottage, Sandon Road, Hilderstone, Staffordshire, ST15 8RT

£750,000

May we entice you with a bountiful bouquet laced richly with the floral accents of the beautiful Rose Cottage! It is our pleasure to present this stunning family home to you. Perfectly positioned in the ever popular village of Hilderstone and nestled behind private gates and within impressive grounds, Rose Cottage is set over two floors with a modern and welcoming entrance hall, a stunning dining hall, a country style kitchen leading to a further dining space with a laundry, utility and boot room, a large living room, family room and a study. The living room is light and spacious and a cosy log burning stove is a special feature in this relaxing room. The dining hall is flooded with light and French doors lead to the grounds. A pretty garden room can be enjoyed all year round and leads to the gardens. Saunter upstairs and you'll be delighted to find five double bedrooms, a swish en-suite bath and shower room to the master suite and an ultra modern family bathroom with separate shower. Rose Cottage boasts storage in abundance and a triple garage can be just that or be developed into something really special! The gardens are of a great size, 1.1 acres to be exact! Bursting with a vast array of plants, trees and shrubs and wrapping around the home, definitely a garden to be enjoyed indeed! The beautiful views are breathtaking to say the least and on a clear day you can see for miles over the idyllic neighbouring countryside. Private electronic solid wood gates with intercom system lead to a substantial gravelled private driveway and conveniently avoids visits from the local sheep or even a cow if you're lucky! That's country life for you! Immediate appointments are highly recommended!



ACCOMMODATION

Ground Floor

Open Porch

An oak and brick built open storm porch leading to the entrance hall.

Entrance Hall 7' 9" x 6' 5" (2.36m x 1.95m)

Having a solid oak entrance door with glass panel and double glazed windows either side with doors leading to ground floor rooms. With hardwood flooring, a large double storage cupboard and radiator.

Living Room 19' 3" x 17' 8" (5.86m x 5.38m)

Having two double glazed windows to the front gardens and two double glazed windows to the further grounds. With a log burning stove sitting on a brick hearth having a matching brick and oak surround. There is wall mounted lighting and two radiators.

Dining Hall 20' 2" x 13' 9" (6.14m x 4.19m)

Having two double glazed windows looking to the rear decked area and gardens and double glazed French doors leading to the decked area. With pine doors to the ground floor rooms, two exposed oak ceiling beams and a log burning stove which sits on a brick hearth with matching brick surround. A turned staircase leads to the first floor. With a continuation of the hardwood flooring, wall mounted lighting and two radiators.

Family Room 13' 9" x 9' 7" (4.19m x 2.92m)

Having two double glazed dual aspect windows, wood effect laminate flooring and a radiator.

Study and Music Room 12' 7" x 10' 8" (3.83m x 3.25m)

Having dual aspect double glazed windows, an original fireplace with tiled hearth and ceramic tiled surround and with a radiator.

Garden Room 11' 9" x 10' 7" (3.58m x 3.22m)

A beautiful bright room, with double glazed windows to three sides and double glazed French doors, of dwarf build construction with feature split roof, with tile flooring and skirt radiators.

Kitchen Dining Room 23' 5" x 13' 11" (max) (7.13m x 4.24m (max))

Having two double glazed windows to the front private driveway and two double glazed windows to the grounds. A spectacular room with a country style kitchen. With a matching range of base, drawer and wall mounted units, matching island and oak worksurfaces extend to two sides. Having a Belfast sink and mixer tap, integrated dishwasher and space for a Britannia stove with deep pan drawers, and a large family space. There is

tiled flooring, recessed ceiling spotlights, exposed ceiling beams and two radiators.

Utility Room / Laundry and Boot Room 9' 0" x 6' 7" (2.74m x 2.01m)

Having a double glazed window to the front private driveway and a double glazed glass panelled door to the grounds. The units match the country style kitchen with base units and an oak worksurface extends along one side with a single drainer sink. There is space for a washing machine and a freestanding fridge freezer along with space for a wine fridge. With a built-in triple storage space ideal for muddy boots and coats. Having a continuation of the tiled flooring, exposed ceiling beams, recessed ceiling spotlights and a ladder style towel radiator.

WC 5' 8" x 3' 1" (1.73m x 0.94m)

Having a double glazed privacy window to the front. With a modern white suite comprising a close coupled WC and a wall mounted wash hand basin with mixer tap. There is a continuation of the hardwood flooring, loft storage access and a radiator.

First Floor

First Floor Landing

A large and light landing with pine doors to all rooms. Two double glazed windows look to the property grounds. With loft hatch access, an airing cupboard and two radiators.

Master Bedroom 12' 7" x 11' 9" (3.83m x 3.58m)

Having a double glazed window looking to the gardens and neighbouring countryside views. With recessed ceiling reading spotlights above the bed area and a radiator.

En-suite Bathroom 12' 7" x 6' 5" (3.83m x 1.95m)

With a double glazed window and a contemporary white suite comprising a close coupled WC, a freestanding roll topped bath with mixer tap and hand held shower attachment and a vanity style bowl with mixer tap, tiled splashbacks and triple storage beneath. With a walk-in shower unit with mains shower and glass folding doors. With tile effect vinyl flooring, recessed ceiling spotlights and a radiator.

Bedroom Two 13' 10" x 11' 8" (4.21m x 3.55m)

Having dual aspect double glazed windows, an exposed oak beam to the wall and a radiator.



Bedroom Three 12' 6" x 10' 7" (3.81m x 3.22m)

Having a double glazed window and with a radiator.

Bedroom Four 13' 8" x 9' 8" (4.16m x 2.94m)

Having a double glazed window, an original decorative fireplace, exposed pine floorboards and a radiator.

Bedroom Five 11' 3" x 9' 11" (3.43m x 3.02m)

Having a double glazed window, two built-in wardrobes with double storage over, loft hatch access, exposed oak wall beam and a radiator.

Family Bathroom 10' 11" x 6' 2" (3.32m x 1.88m)

Having two double glazed Velux skylights with fitted blinds and a contemporary white suite comprising a close couple WC, pedestal wash hand basin with mixer tap and a panel bath with mixer tap. There is a walk-in corner shower unit with mains shower and waterfall effect showerhead and an additional hand held shower attachment. With part tiled walls, wood effect vinyl flooring, recessed ceiling spotlights and a ladder style heated towel radiator.

Exterior

To the front of the property is a large sweeping gravelled driveway accessed via remote controlled private gates and a further gated entrance. There are several areas laid to lawn, a decked entertainments area with a continuation of the decking bordering the garden room. With flower borders to the perimeter, garden shed and a vast array of plants, trees and shrubs. The garden enjoys excellent countryside views.

Triple Garage 32' 8" (max) x 22' 0" (max) to 16' 7" (min) (9.95m (max) x 6.70m (max) to 5.05m (min))

With remote controlled roller garage doors. Having a mezzanine storage area and lighting.

Directions

From our Stone office follow Christchurch Way/A520. Turn left onto Lichfield Street/B5027, left onto Uttoxeter Road/B5027 and then left again onto Sandon Road/B5066 where the property can be found on the right-hand side 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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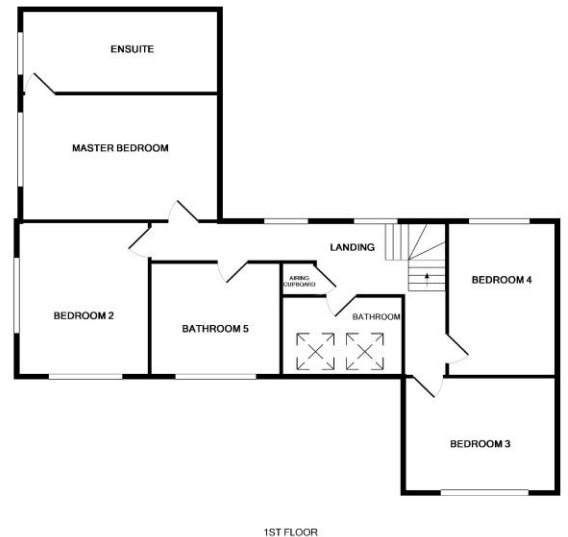
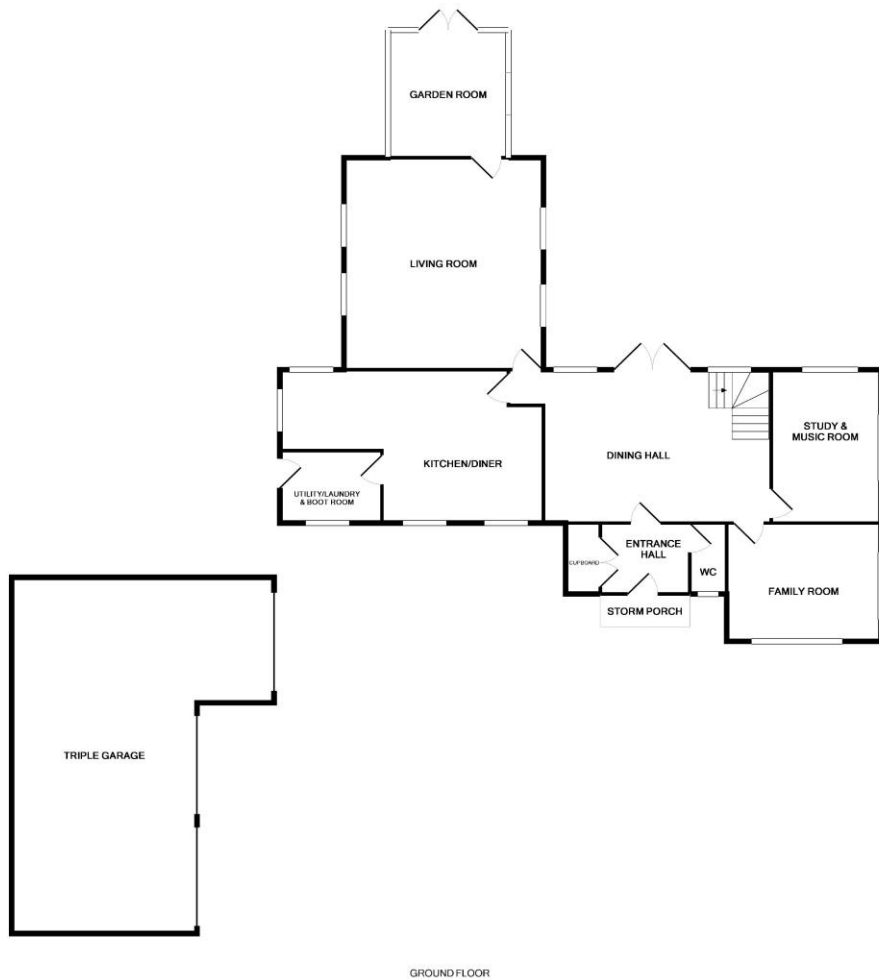
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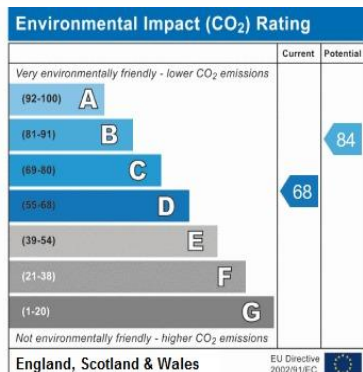
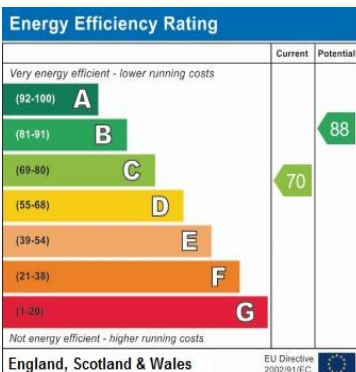
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