



44 Shawe Park Road, Kingsley Holt, Staffordshire ST10 2DJ
Offers around £475,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

****An Exceptional Family Home with Versatile Living & One-Acre Paddock – A Rare Opportunity****

This grand, mature extended property is an outstanding opportunity for families seeking spacious, stylish living in a prestigious location just off Shaw Park Road. Perfectly designed to accommodate a growing family, this remarkable home combines traditional charm with modern functionality, set within beautifully established grounds and featuring the extraordinary bonus of a one-acre paddock. Step through the impressive arched entrance porch into a welcoming hallway that leads to two generously sized reception rooms, perfect for formal entertaining and relaxed family living. The expansive open-plan kitchen and sitting area is the heart of the home, flooded with natural light and fitted with high-quality shaker units, a central island, and space for a large range cooker—ideal for both everyday meals and hosting guests. From here, the bright conservatory/garden room offers stunning views over the mature gardens, creating a seamless blend of indoor and outdoor living. Practical family life is well catered for with a contemporary utility room, a convenient rear passage, and a well-equipped wet room. Upstairs, the master bedroom enjoys a private en-suite bathroom, complemented by three further spacious bedrooms, a dedicated office space ideal for remote working or study, and a family bathroom—all thoughtfully designed to meet the needs of modern family life. Outside, the beautifully maintained mature gardens provide a tranquil setting with plenty of room for children to play or for gardening enthusiasts to thrive. Beyond the gardens, a gated, private driveway leads to a one-acre paddock—a truly rare and valuable feature that offers endless possibilities, from equestrian pursuits and keeping livestock to creating your dream outdoor sanctuary.



The Accommodation Comprises:

Entrance Hall

14'5" x 5'11" (4.39m x 1.80m)

A welcoming entrance featuring a charming Minton tiled floor that adds character and period charm. Benefits include a double radiator providing ample warmth and an understairs cupboard offering convenient storage.

Lounge

14'7" (into bay) x 11'0" (4.45m (into bay) x 3.35m)

The original reception room features a large UPVC bay window that fills the space with natural light. The focal point is a stylish stone-tiled fireplace. Additional features include a double radiator and attractive parquet flooring.

Dining Room

11'11" x 10'1" (3.63m x 3.07m)

A characterful space featuring a striking brick chimney breast with on a tiled hearth, perfect for creating a cosy dining atmosphere. The flooring is laid with traditional quarry tiles in warm red and black tones, adding charm and durability. The room also offers direct access into the UPVC conservatory via UPVC patio doors.

Conservatory

13'8" x 16'10" (4.17m x 5.13m)

A spacious brick and UPVC conservatory with a solid, proper roof—making it a versatile living space usable all year round. This lovely room enjoys panoramic views of the garden through large UPVC windows and features wood-effect laminate flooring. Modern inset spotlighting illuminate the space whilst UPVC patio doors open directly onto the garden, offering a seamless connection between indoor and outdoor living.

Open Plan Kitchen & Sitting Area

28'5" x 18'5" (reducing to 11'6") (8.66m x 5.61m (reducing to 3.51m))

A generously sized and light-filled open-plan space, ideal for modern family living. The kitchen area is fitted with an attractive range of shaker-style units topped with wood-effect work surfaces incorporating a ceramic sink unit and complemented by a matching central island—perfect for casual dining or entertaining. There is space for a freestanding range cooker with an extractor hood above, ceiling spotlights, and a feature pendant light above the island for added style.

The space flows seamlessly into the sitting area, creating a sociable and versatile layout. Dual-aspect UPVC windows to the front and rear provide an abundance of natural light throughout. The entire area is finished with wood-effect laminate flooring, enhancing the warm and contemporary feel.

Utility Room

9'1" x 7'7" (2.77m x 2.31m)

The utility room is fitted with modern gloss white slab units and cabinetry, including drawers, all topped with wood-effect work surfaces. It features a stainless steel sink with a mixer tap, plumbing for an automatic washing machine, and space for both a dishwasher and a condensing tumble dryer. A side courtesy UPVC door provides convenient garden access, and the room is finished with durable tiled flooring.

Rear Passage

Having a UPVC entrance door and radiator.

Wet Room

5'5" x 5'6" (1.65m x 1.68m)

A practical wet room featuring a plumbed-in shower with rail and curtain, a pedestal wash hand basin with mixer tap, and a low-flush WC. Additional comforts include a chrome towel radiator, a UPVC window for natural light and ventilation, and inset spot lighting for a bright, modern finish.

First Floor

Stairs from the Entrance Hall rise to the:

Master Bedroom

13'0" x 10'3" (3.96m x 3.12m)

This room offers convenient access to the main bedroom's en-suite shower room, complemented by a UPVC window that provides natural light and a radiator for comfort.

En-Suite Shower Room

6'9" x 8'5" (2.06m x 2.57m)

A well-appointed en-suite featuring a shower cubicle with an electric shower, a wash hand basin with mixer tap and vanity unit beneath, and a low-flush WC. The room is completed with a feature radiator and inset spot lighting for a bright and modern finish.

Bedroom Two

13'3" x 12'2" (4.04m x 3.71m)

Benefits from a UPVC window that flood the room with natural light. It features a radiator for warmth and shares the ensuite with Master Bedroom.

Bedroom Three

12'0" x 10'3" (3.66m x 3.12m)

Featuring built-in wardrobes and a central dressing area with shelving, this bedroom offers ample storage and practicality. The room is brightened by a UPVC window and warmed by a radiator.

Bedroom Four

6'6" x 5'11" (1.98m x 1.80m)

With built in wardrobes, single radiator and UPVC window.

Office

6'6" x 5'11" (1.98m x 1.80m)

A functional workspace featuring a radiator and a UPVC window, providing a bright and comfortable environment for productivity.

Family Bathroom

5'10" x 8'4" (1.78m x 2.54m)

A well-appointed bathroom featuring a panelled bath with a plumbed-in shower above, complete with rail and curtain. The wash hand basin is set over a generous range of vanity units and cupboards, providing ample storage. There is also a low-flush WC. The walls are fully tiled in a stylish two-tone pattern with contrasting dark and light tiles. Additional features include inset spotlights, wood-effect laminate flooring, a privacy window, and a radiator for comfort.

Outside

The property presents a grand and private frontage accessed from Shaw Park Road, set behind mature greenery and large shrubs. A driveway runs

parallel to the main road, providing discreet access to 44 Shaw Park Road, which is beautifully hidden from view.

The tarmac driveway offers ample parking space across the front and part of the side elevation. The front garden is lawned with established flower borders, complemented by a charming slate pathway that wraps around the property, connecting the front entrance with an arched porch and further side access via steps.

The fully enclosed rear garden is mainly laid to lawn and divided into two areas, including a paved patio perfect for seating and enjoying the open rear aspect. A paved walkway leads to well-stocked flower borders at the top of the garden, creating a peaceful and private outdoor retreat.

A unique and special feature of this property is the separate agricultural paddock, extending to approximately one acre. This versatile space is ideal for a horse, pony, chickens, or could serve as a generous garden extension. The paddock has its own separate entrance further down the main driveway, ensuring privacy and convenience.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 1982.3 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

