Wilmore Hill Lane | Stafford | ST18 0AW

Offers Over £950,000

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Summary

** SUBSTANTIAL DETACHED RESIDENCE ** SAT ON APPROX 1/2 ACRE PLOT ** FOUR BEDROOMS ** THREE BATHROOMS ** LARGE SNOOKER ROOM WITH BAR ** GYM AND LEISURE FACILITY ** HOME OFFICE ** OUTSTANDING COUNRTYSIDE VIEWS ** FLEXIBLE ACCOMMODATION SUITABLE FOR MULTIGENERATIONAL FAMILIES ** VIEWING ESSENTIAL **

Willow Bank occupies a peaceful position within the village of Hopton, whilst remaining conveniently positioned for the county town of Stafford and the wider Staffordshire area.

The property combines a rural village environment with access to important transport links. Stafford railway station provides regular services to major regional and national destinations, including London, Birmingham and Manchester.

The surrounding countryside provides an attractive setting for walking, cycling and outdoor recreation, whilst Stafford and nearby market towns provide a comprehensive range of everyday amenities, schools, shopping and leisure facilities.

Key Features

- SUBSTANTIAL DETACHED RESIDENCE
- FOUR BEDROOMS
- LARGE SNOOKER ROOM WITH BAR
- HOME OFFICE
- FLEXIBLE ACCOMMODATION SUITABLE FOR MULTIGENERATIONAL FAMILIES
- SAT ON APPROX 1/2 ACRE PLOT
- THREE BATHROOMS
- GYM AND LEISURE FACILITY
- OUTSTANDING COUNRTYSIDE VIEWS
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room
12'5" x 27'7" (3.80 x 8.42)

Kitchen Diner
11'3" x 27'6" (3.45 x 8.39)

Utility Room
8'1" x 7'5" (2.48 x 2.28)

Conservatory
17'5" x 13'9" (5.31 x 4.20)

WC
2'7" x 9'0" (0.81 x 2.75)

Office/ Bedroom 4
12'8" x 12'7" (3.87 x 3.86)

Snooker Room
30'2" x 30'10" (9.21 x 9.41)

Gym
21'10" x 29'4" (6.67 x 8.96)

Music Room
7'9" x 8'10" (2.38 x 2.70)

Bathroom
5'7" x 10'3" (1.72 x 3.13)

WC
5'7" x 2'5" (1.72 x 0.75)

Landing

Bedroom 1
15'11" x 27'4" (4.87 x 8.34)

Ensuite
6'5" x 11'0" (1.97 x 3.36)

Bedroom 2
12'7" x 12'9" (3.86 x 3.89)

Bedroom 3
12'5" x 9'6" (3.79 x 2.92)

Bathroom
11'8" x 7'5" (3.56 x 2.27)

Identification Checks (R)

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Approximate total area(1)

470.9 m²

Reduced headroom

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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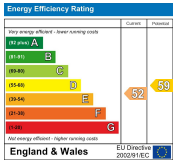

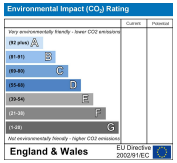

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