



Ewelme 11 Park Drive, Trentham, Staffordshire, ST4 8AB

**Tinsley
Garner**
independent property expertise





Four bedroom period home with a separate two bedroom self contained annexe in a unique location at the heart of the historic Trentham Estate. Ewelme is a piece of living history which was designed by Sir Charles Barry, also noted for The Palace of Westminster and Elizabeth Tower. In its present ownership the house has been extensively remodelled and upgraded, successfully combining the beauty and elegance of a bygone era whilst catering for every need of twenty-first century family life. The house is beautifully presented throughout offering oodles space for living both inside and out, an elegant sufficiency of four bedrooms and two bathrooms and a converted basement games room. The self-contained annexe is a fantastic addition to the property, perfect for hosting extended family or guests. Ewelme is a spectacular and unique property, rich in character and charm, perfectly blending its magnificent history as a working estate property with modern, tasteful design that makes for a wonderful family home.

The Area
Countryside walks are on the doorstep with the spectacular Trentham Gardens just yards away where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events. As a resident, you will enjoy a free annual pass to the Trentham Estate, half price tickets to events at Trentham, Golf Club membership, access to Vicarage Woods and access to the historic Ice House. The Poachers Cottage pub / restaurant is within strolling distance and there are multiple dining opportunities within Trentham Shopping Village.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Study, Rear Hall & Cloakroom

First Floor

Landing, Main Bedroom with En-Suite Shower Room, 3 Further Double bedrooms, Family Bathroom

Basement

Superbly crafted recreational space featuring a fitness area and pool table.

Coach House Annexe

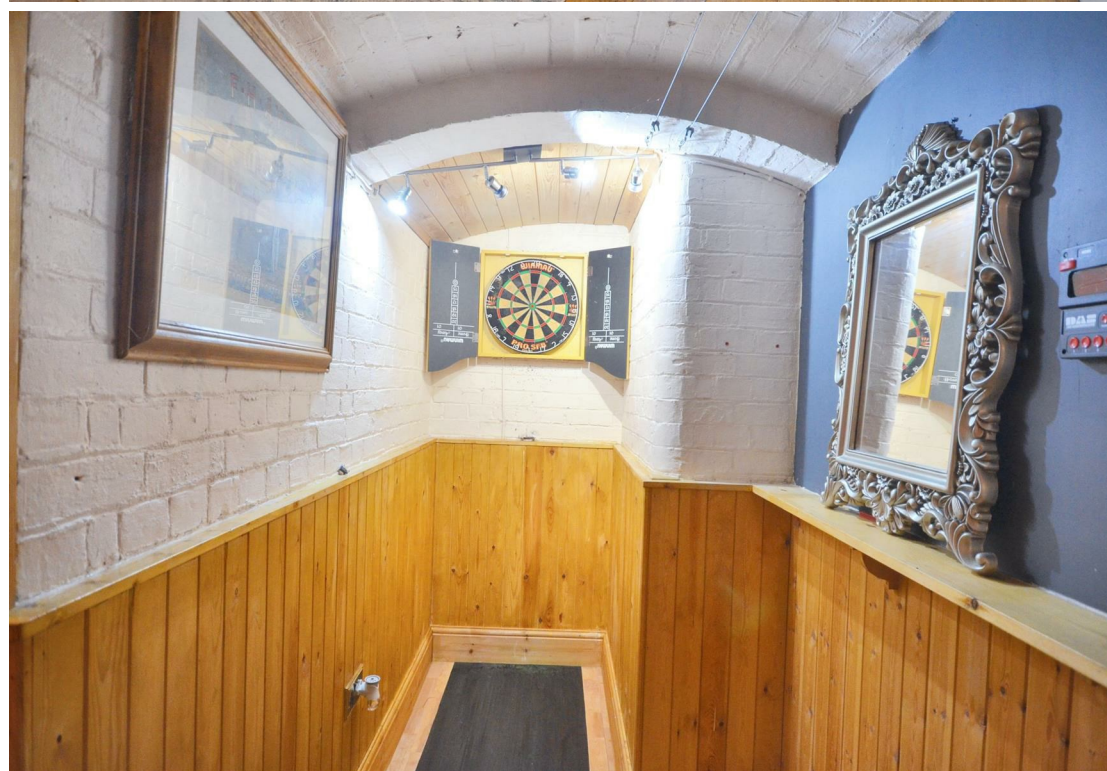
Two double bedrooms, shower room, separate WC, kitchen and living room under an impressive vaulted ceiling, underfloor heating throughout, wood log burner. Bespoke spiral staircase. Automated skylights.

Ground Floor

Entrance Hall, Open Plan Living Space & Kitchen, Cloakroom & WC, Double bedroom, Shower Room

First Floor

Large double bedroom



Outside

Ewelme is located on Holly Bank which is off Park Drive and is shared with several neighbouring houses. Extensive, private parking which has space to accommodate 7 cars.

Extensive mature gardens which enjoy total privacy from neighbouring houses, featuring lawn areas with planted borders, mature hedges and established trees. Outdoor dining, sunbathing and lounging area to the side of the house with access from the living areas. Secluded walled courtyard garden to the rear with feature planting and space for seating. Brick built garden shed / store.

General Information

The property has been extensively renovated and upgraded by the present owners including a new roof, updated electrical distribution board and three phase electricity supply and new central heating boilers in the main house and annexe. Installation for 2 electric car charge points and Starlink Internet dish (negotiable).

The estate is maintained by 43 shareholder properties, of which Ewelme is one. The shares for Ewelme would be transferred to the new owners. The service charge is £620 per annum which covers the cost of maintenance of common areas including gardens and trees. Park Drive and Holly Bank are private roads which are owned and maintained by these estate shareholders.

Whilst the house itself is not a listed building, it does fall within the curtilage of a listed property and therefore conservation rules apply to the exterior of the property.

Services; Mains gas, water, electricity & drainage. Gas central heating. The main house and annexe have separate services.

Council Tax Band E

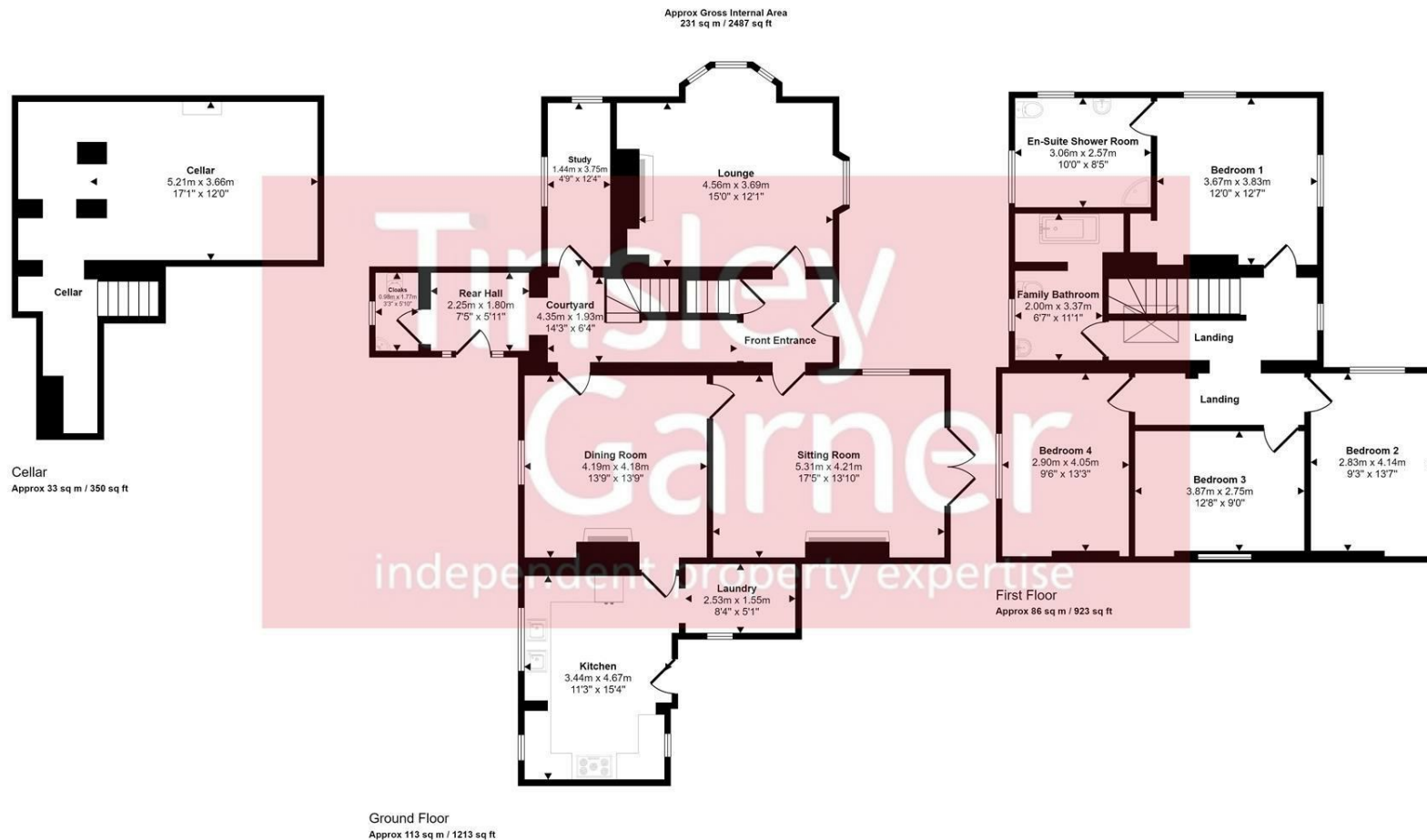
Freehold Asking Price Offers in the region of £1m

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



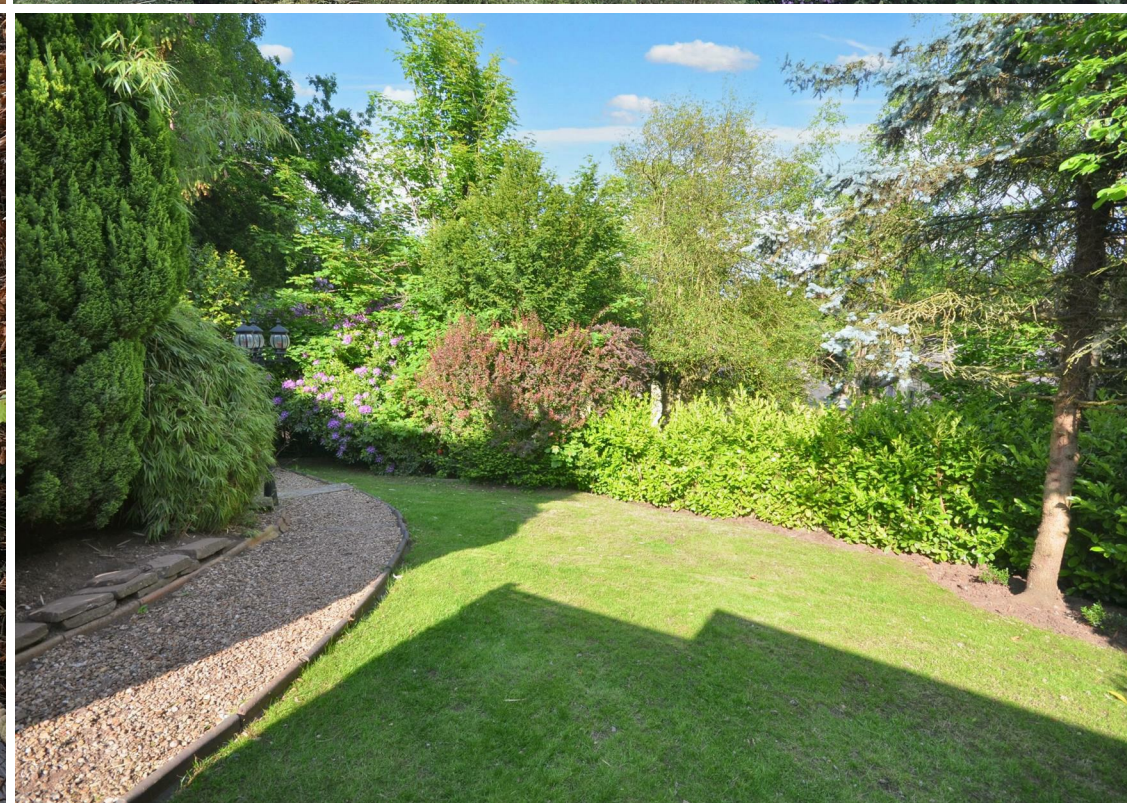


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	59	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
	39	69
England & Wales	EU Directive 2002/91/EC	







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