



Copper Beeches The Hollow, Caverswall, Staffordshire, ST11 9EE

**Tinsley  
Garner**  
independent property expertise



Quite possibly one of the best kept secrets in Caverswall! A mature family house hidden in plain sight in a quiet corner of this sleepy Staffordshire village. Copper Beeches is a truly lovely house which has been extended, upgraded and extensively re-modelled by the present owners to provide spacious accommodation which is beautifully presented throughout with oodles of living space and lots of natural light taking full advantage views of the gardens from every angle. The house is in a private location, surrounded by its gardens and yet conveniently located within strolling distance of Caverswall village square, two primary schools, church and the popular village pub.

Caverswall is ideally located for commuting to The Potteries and Uttoxeter, Blythe Bridge railway station is within a mile of the property and both the A50 and M6 jct 15 are within easy reach. There are 4 international airports with an hours drive.

#### Entrance Hall

A bright & welcoming reception area central to the house with glazed. doors leading to the reception rooms and kitchen. Wood effect flooring, stairs to the first floor landing. Radiator.

#### Cloakroom & WC

With suite comprising: wall mounted wash stand with sink, enclosed cistern WC. Concealed lighting. Radiator.

#### Lounge

Glazed double doors lead off the entrance hall to this fabulous dual-aspect sitting room which overlooks the gardens through full height windows to the rear and side. Feature stone fireplace with living flame gas fire and wood effect flooring throughout. Inset low energy lighting. Two radiators.

#### Garden Room

A lovely summer sitting room which features French doors to the rear opening to the patio and gardens, full height windows and lantern roof light. Wood effect flooring and inset low energy lighting. Radiator.

#### Dining Room

The formal dining room has windows to the front and side of the house with garden views. Chimney breast with bespoke fireplace with wooden surround and decorative inset. Three radiators

#### Open Plan Kitchen & Family Room

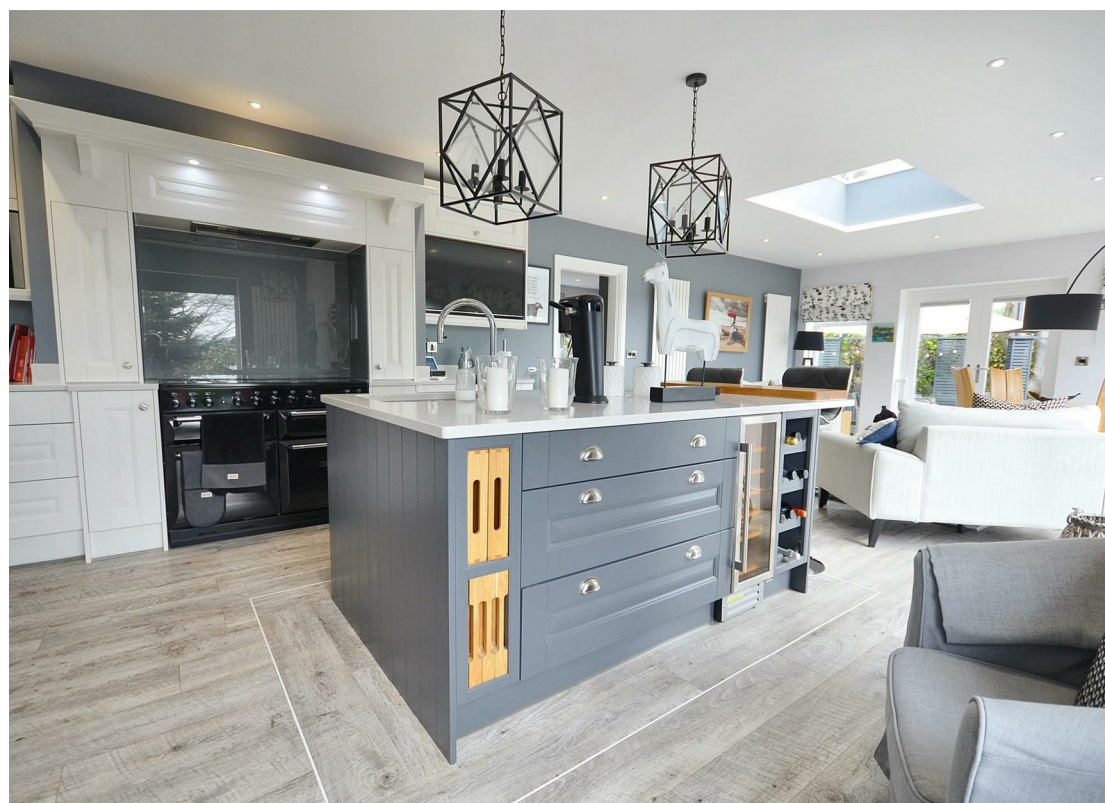
The heart of the house is always the kitchen and this multi-functional space is no exception, providing space for cooking, living and casual entertaining. The kitchen features an extensive range of bespoke traditional style cupboards with painted cabinet doors and coordinating granite work surfaces. Island unit with storage below and breakfast bar seating two. Faux chimney breast with Aga electric range cooker, concealed extractor and glass splash panel. Integrated wine cooler and dish washer, housing for an American style refrigerator and a wall mounted TV.

The adjoining dining / sitting area has large windows to the front and side, lantern roof light and French doors opening to a cosy patio at the side of the house. Wood effect flooring and low energy ceiling lights throughout. Three radiators.

#### Boot Room

A large utility room which features an extensive range of storage cupboards with traditional style painted cabinet doors, granite work surfaces and twin ceramic Belfast sink unit. Window to the rear and door to the side of the house. Inset low energy lighting. Radiator.





#### Gardener's Cloakroom

An useful extra downstairs loo with white enclosed cistern WC and vanity basin. Wall mounted gas fired central heating boiler concealed in a cupboard. Wood effect flooring. Radiator.

#### Stairs & Landing

A spacious landing with windows to the rear of the house overlooking the gardens.

#### Main Bedroom

A large man bedroom which enjoys windows to the front and side of the house. Adjoining dressing area with fitted wardrobes, storage and dressing table. Wood effect flooring throughout. Radiator.

#### En-Suite Bathroom

With suite comprising: bath with shower over, vanity basin & WC. Ceramic wall tiling to full height and heated towel radiator. Rear facing window.

#### Bedroom 2

Double bedroom with windows to the front and side of the house. Fitted wardrobes to one wall, wood effect flooring. Radiator.

#### Bedroom 3

Double bedroom with windows to the front of the house. Fitted wardrobes to one wall, wood effect flooring. Radiator.

#### Bathroom

Features a white suite with freestanding roll top bath with chrome mixer shower attachment, vanity basin & enclosed cistern WC. Rear facing window. Chrome heated towel radiator.

#### Outside

The house is hidden in plain sight at the heart of this pretty Staffordshire village, approached over a long drive through discreet remotely operated double gates off The Hollow. The drive opens out to a large driveway and parking area with space to accommodate a number of cars.

The gardens to the house are a delight and are the result of a lot of hard work and imagination by the present owners. There are extensive lawn areas flanked by hedges and mature borders which feature a variety of trees, shrubs and flower beds. Paved patio area to the rear with sweeping steps to a raised garden with additional outside living areas, ornamental pond and a large summer house / workshop. In addition there is a cosy paved patio to the side of the house with direct access from the kitchen. NB; The sellers are happy to remove the garden pond and re-instate to garden if required by a purchaser.

#### General Information

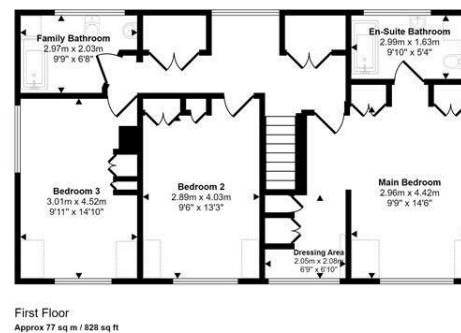
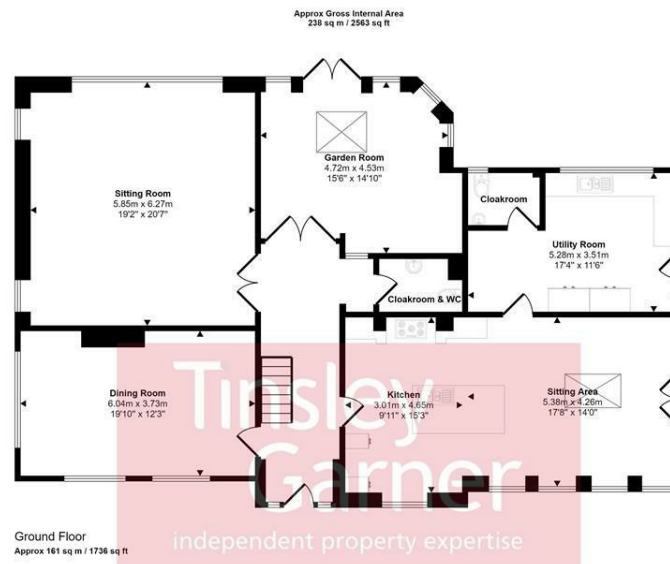
Services: Mains gas, water, electricity & drainage. Gas central heating.

#### Council Tax Band E

Tenure; Freehold Asking Price £750,000

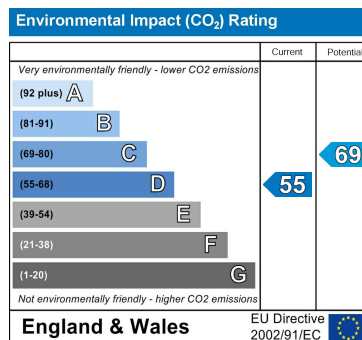
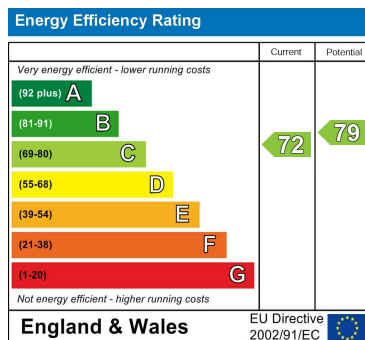
For sale by private treaty, subject to contract.  
Vacant possession on completion





Denotes head height below 1.5m

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.







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