Chartley, Foxes Lane, Coldham, Brewood, Stafford, ST19 9BJ

BERRIMAN
EATON

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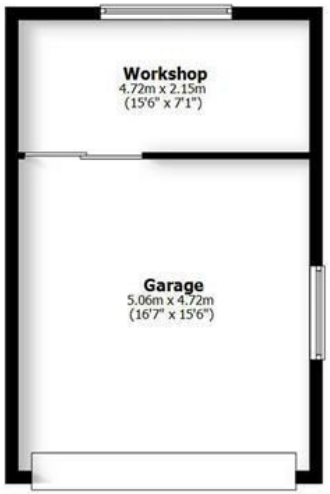
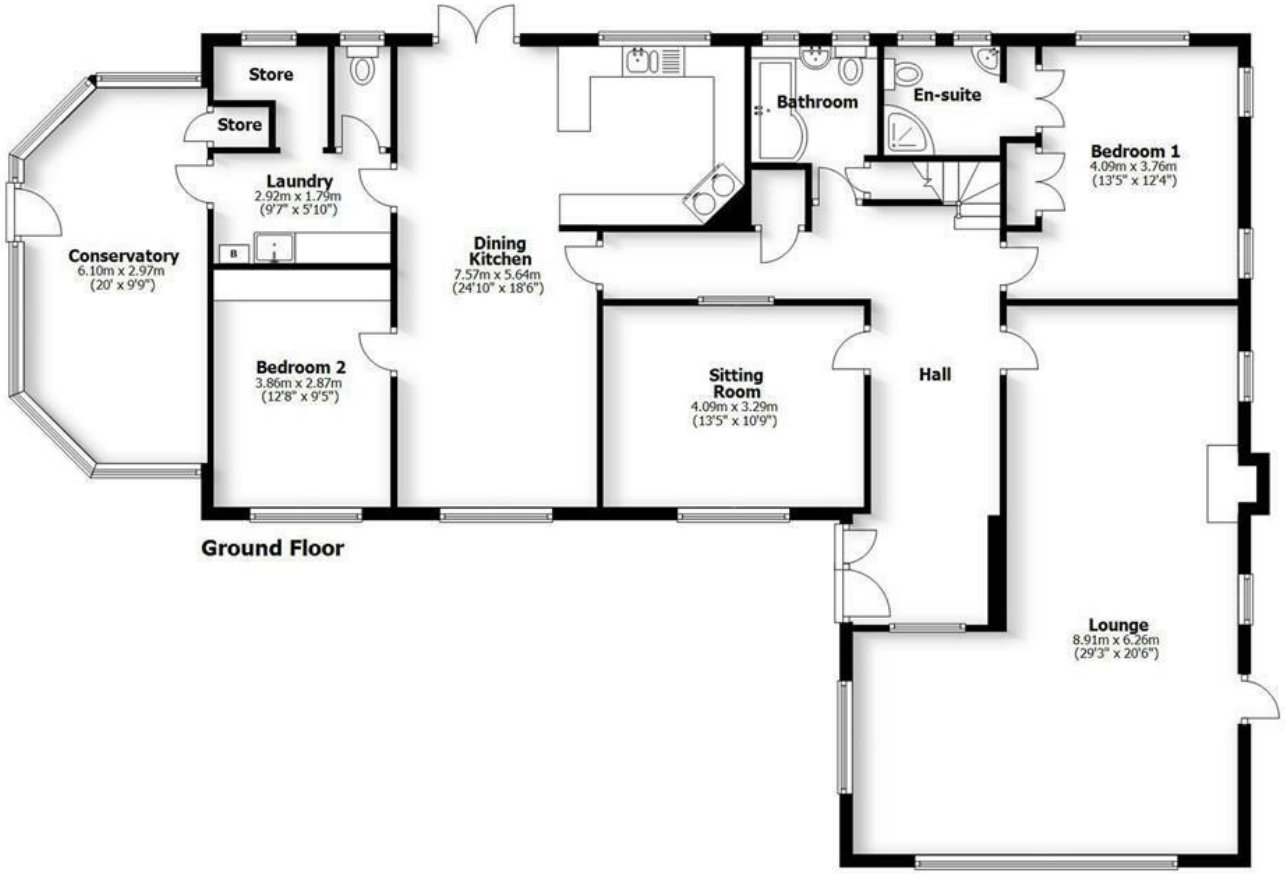
A beautifully situated, detached dormer residence with substantial accommodation, garaging and stabling, outstanding views and extensive grounds of just under one acre in total.

CHARTLEY
FOXES LANE, COLDHAM, BREWOOD



First Floor



Ground Floor

HOUSE:	252.4sq.m.	2717sq.ft.
GARAGE BLOCK:	34.5sq.m.	372sq.ft.
TOTAL:	**286.9sq.m.**	**3089sq.ft.**

(EXCLUDING LOFT AREA)

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION
Coldham is a small hamlet located approximately two miles from the centre of Brewood. The hamlet occupies a glorious, rural position in unspoilt South Staffordshire countryside and yet is within convenient travelling distance of Wolverhampton City Centre, Stafford and Telford with the M54, M6 and M6 Toll motorways affording fast access to Birmingham and the entire West Midlands.

Brewood provides a full complement of local shopping facilities which are more than ample for everyday needs together with public houses, a tearoom and a bistro, doctors surgery and a post office and excellent schooling for which the area is renowned.

DESCRIPTION
Chartley is a substantial residence with rooms of generous proportions over both ground and first floors. The living spaces are flexible in terms of use and can be configured to suit individual buyers own requirements.

The house has been well cared for over the years with well appointed kitchen and bathroom suites, double glazing and oil fired central heating.

One of the principal attractions of the property is the large grounds within which it stands with sweeping lawns which surround the house together with a separate, adjoining pony paddock with stabling.

There are also outstanding views over open, rolling South Staffordshire countryside.

ACCOMMODATION
Steps lead to a composite front door and side panel which open into the HALL which provides a welcoming entrance to the residence and which has an airing cupboard with hot water cylinder and slatted shelving. The LOUNGE is a particularly large principal living area with a light, triple aspect with windows to three elevations which includes a large picture window to the front with far reaching views together with a French door to the garden, integrated ceiling lighting and a multi fuel burning stove. NB this room is of suitable proportions to provide both a lounge and dining room combined. There is a separate DINING ROOM / SITTING ROOM with a window to the front with beautiful views and integrated ceiling lighting. The focal point of the ground floor is the fine LIVING KITCHEN which is a large L-shaped room with a light through aspect with a picture window with views to the front together with windows and French door to the rear garden. The entire room has Karndean flooring and integrated ceiling lighting, there is ample space for both seating and dining areas and the kitchen area has a range of cream faced wall and base mounted cupboards, including a corner carousel unit, with marble working surfaces, an oil fired double oven Aga together with a Neff electric hotplate, a built in Neff electric oven, an integrated Neff dishwasher, a stainless steel sink. There is an adjoining LAUNDRY with wall and base mounted cupboards, Belfast sink and butchers block surface, plumbing for a washing machine, a floor mounted Worcester Bosch central heating boiler, a freezer room and a GUEST CLOAKROOM with white suite. A door from the laundry open into the CONSERVATORY which is fully double glazed with a double glazed door, quarry tiled floor, wall mounted electric heater and ceiling mounted paddle fan and light.

BEDROOM ONE is a well proportioned double room with a light corner aspect, integrated ceiling lighting and two built in wardrobes with cupboards above. BEDROOM TWO is a double room with a picture window to the front with delightful views and wide bank of contemporary fitted wardrobes and there is a ground floor BATHROOM with a modern suite with a panelled bath with a shower end with shower over, a vanity unit with moulded Corean top with integrated wash basin and WC with concealed flush, tiled walls, integrated ceiling lighting, two windows to the rear and a useful storage cupboard.

A staircase with turned balustrading rises from the hall to the first floor STUDY LANDING which could be an ideal space for those wishing to work from home with a front window with delightful views and integrated ceiling lighting. BEDROOM THREE is a good double room with accommodation under eaves, with a window to the front, three roof lights, integrated ceiling lighting and under eaves storage cupboards. BEDROOM FOUR is a double room in size and is under eaves with two roof lights, integrated ceiling lighting, under eaves storage cupboards and access to the loft space which is boarded with electric light and a roof light. There is a first floor SHOWER ROOM with a fully tiled shower, WC and wash basin, laminated flooring, a roof light and under eaves storage cupboard.

OUTSIDE
Chartley stands well back from Foxes Lane and is approached over a short DRIVEWAY laid in tarmacadam between old stone walls with wooden double gates opening onto an extensive, gravelled FORECOURT providing ample parking for multiple vehicles. There is a GARAGE with an elevating door, mechanic's pit, electric light and power and a substantial WORKSHOP to the rear.

Lawns sweep around the property providing a delightful setting with planted beds and borders and an extensive paved entertaining terrace. There is a brick built garden store.

PONY PADDOCK
A five bar wooden gate opens into the adjoining pony paddock which has separate vehicular access through a five bar wooden gate off Foxes Lane, post and rail fencing and a STABLE BLOCK with two stables, an open fronted store, electric light, water supply and power.

We are informed by the Vendors that mains water and electricity are connected, the drainage is to a private septic tank and the heating is oil fired
COUNCIL TAX BAND G – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

DIRECTIONS
Using the What3words app: ///plotter.trusts.line

Offers Around £765,000 EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

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