

Field Rise, Acton, Newcastle-under-Lyme, Staffordshire





An outstanding contemporary home in one of Staffordshire's premier villages.

Summary of accommodation

Lower ground floor Study | Gym | Shower room
Studio | Plant room

Ground floor Entrance hall | Guest WC | Sitting room
Dining area | Open plan kitchen living room
Rear hall / utility | Playroom

First floor Principal bedroom with en suite bath /
shower room and dressing area | Guest bedroom with
en suite | Two further bedrooms | Family bathroom

Outbuildings, gardens and grounds Driveway
Garage | Landscaped gardens

In all approximately 0.56 acres

Distances

Whitmore 1.1 miles, Baldwins Gate 2.5 miles
Newcastle-under-Lyme 4 miles, Stoke station 16 miles
Manchester Airport 40.2 miles
(Distances and times approximate)



4



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EPC
A



0.56 Acres



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Situation

Located in Acton, one of Staffordshire's most desirable villages, Field Rise is set in an elevated position within the centre of the village with far reaching views. The village is just over a mile from Whitmore, which includes the delightful Whitmore Tea Rooms and the locally renowned Mainwaring Arms pub which offers locally sourced food as well as live music and other events. The Blockhouse at the Sheet Anchor and the Swan with Two Necks are also both within close proximity to Field Rise. A little further afield is the regional centre of Newcastle-under-Lyme which offers a wider range of leisure facilities, eateries and bars as well as national retailers. Trentham Gardens is just under 4 miles away and offers excellent walks as well as a more boutique shopping experience.

Field Rise is well located for efficient access to the regional road network, with junction 15 of the M6 being only 2.5 miles away. Stoke station is easily accessible via the A500 and offers direct services to London Euston in just over an hour and a half. Manchester and Birmingham are also both accessed easily by both road and rail. There is an excellent array of schooling within the area including Yarlet School, Newcastle-under-Lyme School, Denstone College and St Dominics's Stone.

Field Rise

The epitome of modern living, Field Rise is an exquisite contemporary country house designed, built and finished to the highest of standards. The house was designed by the revered multi award winning theCAVE architecture + design and takes on a highly contemporary and modernist appearance. The materials have been chosen to create a 'floating' effect, with the lightweight rendered cube that makes up the majority of the house floating above a heavier weight plinth of timber, with the brick-built spine wall running through all three floors of the house creating a centralising feature. Every elevation is embellished with generous amounts of glass which enhance the connection to outside, whilst polished concrete floors to most spaces within the house create a sense of consistency.



The bespoke oversized front door opens to a light filled entrance hall, complete with a single floor to ceiling piece of glazing which continues above the staircase and into the ceiling. A doorway leads to a useful cloakroom with seating as well as fitted cupboards ideal for wellies and coats whilst there is a guest WC off the end of the cloakroom. The principal area of the ground floor is divided into three main spaces; the sitting room, dining area and kitchen living area with each space divided from the entrance hall with a single step, creating a sense of seamless separation. The sitting room is well proportioned, with double sided integrated log burner whilst the glass doors to the rear elevation slide open to outside. An opening leads into the dining area from the sitting room, with a pair of bespoke Japanese style sliding wooden doors leading back to the entrance hall.



The kitchen living area is accessible via both the dining area and entrance hall and is a space of sensational quality. A range of bespoke solid wooden wall and floor cabinetry is set against the rear wall of the kitchen area, with a white Corian island unit stretching almost the width of the kitchen space. There are numerous integrated Siemens, Liebherr and Bora appliances including fridge, freezer, two ovens, microwave grill, steam oven, wine fridge, hob with gas and electric options, extractor, dishwasher and boiling tap. The living area leads onto the garden, via floor to ceiling sliding glazing which opens onto a covered terrace. The rear hall / utility is accessed via a secret door from the kitchen, with additional storage space and room for further appliances. Off the rear hall is the handy playroom which offers a great space for younger residents.





A bespoke wooden staircase rises from the entrance hall to the first floor galleried landing which offers access to all four bedrooms. Off one side of the landing are two generously sized double bedrooms, one with sliding doors to a balcony, with the other having delightful views across adjoining countryside. The two bedrooms at this side of the landing benefit from an expansive, contemporary Jack and Jill shower room. The guest bedroom in the middle of the landing offers a spacious bedroom area with superb garden views together with en suite facilities. The principal suite is of epic proportions running from the front to the back of the house. A doorway from the landing leads to the dressing area which has an array of bespoke fitted wardrobes with integrated dressing table to one side. An opening either side of the dressing area leads to the vast bedroom which has panoramic views set behind floor to ceiling glass sliding doors. On the opposite side of the dressing area is the spacious en suite with a feature oval shaped bath and shower with flush shower head set into the ceiling. The principal suite is a truly special space which must be seen to be appreciated.

The lower ground floor is accessed via a staircase from the entrance hall, which leads down to a lower ground floor hall. Floor to ceiling internal glazing separates the purpose built gym, with rubberised floor and shower room off. There is also a study off the lower ground hallway, as well as a studio which would suit a variety of uses including a cinema room or games room, dependent on an individual buyer's needs.

Gardens and grounds

A sliding gate opens to a driveway leading to the front of Field Rise, which provides parking for several vehicles as well as access to the single garage. The main part of the garden extends from the covered concrete terrace, and is predominantly laid to lawn. The lawned area is interspersed by several herbaceous beds, whilst the lawns offer enviable views across the village and to the rolling Staffordshire countryside beyond.

In all the plot totals approx. 0.56 acres

Specification

Field Rise has been completed to an exacting specification with numerous notable features including;

- Heat recovery system
- A pair of 16 Kw Nibe air source heat pumps
- 10 Kw array of solar panels with Tesla backup battery
- Underfloor heating to basement, ground and first floor
- Lutron lighting system
- Sonos speaker system to the ground floor, gym and principal bedroom
- Siemens, Liebherr and Bora appliances
- Antoniolupi and Villeroy & Boch sanitaryware
- Buster + Punch door furniture, sockets and lighting

Directions (Postcode ST5 4EF)

From the Mainwaring Arms, proceed along Bent Lane signed posted towards Acton, taking the left hand fork. After approximately a mile, you will enter the village of Acton. Field Rise can be found a short distance on the left hand side, with the driveway being opposite the post box.

W3W: ///hungry.pays.prep

Property information

Services: Mains electricity and water. Private drainage. Heating provided by an air source heat pump.

Local Authority: Newcastle under Lyme

Council Tax Band: G

Tenure: Freehold

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.



Field Rise

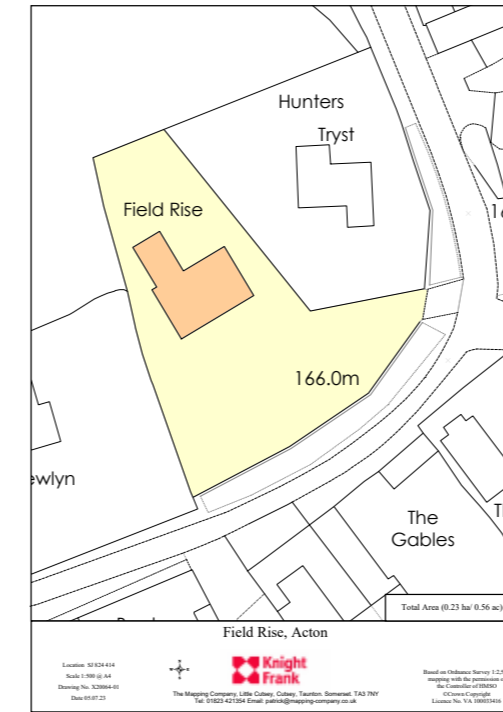
Approximate Gross Internal Floor Area

Main House = 426 sq m / 4,590 sq ft

Garage = 21 sq m / 223 sq ft

Total Area = 447 sq m / 4,813 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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