



The Beeches, Brewood, Staffordshire **ST19**





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A prominent grade II listed late Georgian house, set in the very desirable village of Brewood

Summary of accommodation

Ground Floor

Porch | Entrance hall | Guest WC / Shower room | Dining room | Family room | TV room | Snug | Music room | Office | Kitchen breakfast | Utility | Pantry | Cellars

First Floor

Principal bedroom with dressing room | Guest bedroom with dressing room | Three further bedrooms | Family bathroom with shower

Integral Flat

Kitchen | Sitting room | Bedroom with en suite and dressing area

Outbuildings, gardens and grounds

Triple garage | Driveway | Gardens

Tenure

Freehold

Services

Mains electricity, water and drainage. Gas fired central heating.

Local Authority

South Staffordshire Council

Council Tax Band

Tax band G

Knight Frank

Beacon Business Village

Stafford Enterprise Park

Stafford ST18 0BF

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Situation

Set in an excellent position within the very popular village of Brewwood, The Beeches is ideally located to take advantage of village living yet remaining close to efficient transport links and large regional centres. The village of Brewwood offers a range of local amenities including Coop store, pharmacy, medical centre, hairdressers, cafes and a range of pubs offering food. The Shropshire Union Canal also runs through the village and offers scenic walks through the surrounding countryside. A little further afield is Penkridge, a larger centre which offers a range of national retailers as well as a wider range of eateries. Well located for the national road network, The Beeches is just 2.7 miles from the M6 J12 whilst the county town of Stafford is less than 13 miles away, with its train station offering intercity services to London Euston in less than 1 hour 20 minutes.

There is a superb range of schooling within the area, including St Dominic's Grammar School Brewwood which is renowned for its performing arts. Further afield is Wrekin College, Old Hall and Stafford Grammar within the private sector, whilst there St Marys Primary School and Brewwood Middle School are well reputed in the state sector.

The Beeches

Set back from historic Bargate Street, The Beeches is a most attractive late Georgian character home. The house has been updated and modernised throughout the current owners tenure, but retains a wealth of period features including floor to ceiling sash windows, original doors, ceiling coving and traditional rendered appearance.

A covered portico leads to the wide original front door, which in turn opens to the vast entrance hall. The hall runs through the centre of the house and offers high ceilings as well as the original sweeping staircase. A door leads to the dining room which is an excellent size, and includes delightful dual aspect views across the gardens via the floor to ceiling sash windows. On the opposite side of the entrance hall is the spacious family room which is the ideal entertaining space.





Filled with light via three windows with garden views, the family room includes a fireplace with Clearview wood burner inset. Off the back of the family room is a cosy snug with fireplace, which in turn leads on to a TV room, office and music room. These three rooms are all well proportioned and could suit a variety of uses as required by an incoming purchaser. The kitchen breakfast room leads off the hallway, and offers access to the ancillary rooms which include a walk in pantry, utility room and ground floor shower room. Off the utility is a second useful ground floor shower room which doubles as a guest WC. There is access to the vaulted cellars from the hallway, which have been used as further leisure space. The cellars include various shuttered windows to each of the four rooms, with one room including a wood burning stove.



The wide original staircase rises to a vast landing, naturally lit by the overhead glass atrium. The well proportioned principal bedroom offers lovely views through the dual aspect sash windows and includes an adjacent dressing room. There are a further four bedrooms in this part of the house, with one having a dressing room. The large family bathroom services all bedrooms, whilst there is potential to install further bathrooms or en suites dependant on an incoming purchasers needs (subject to the necessary consents).

The rear wing of The Beeches has been separated from the main house to become a self contained one bedroom flat. Accessed via a rear staircase, the flat includes a kitchen area, sitting room and bedroom with study area and en suite. The flat could provide a useful income stream or be used as guest accommodation as required.

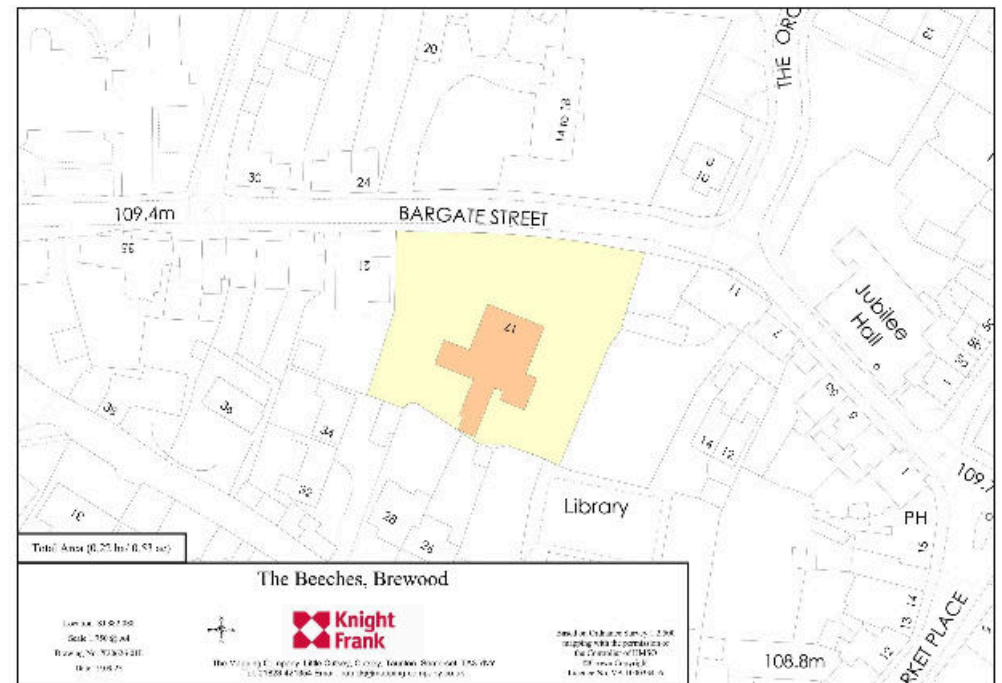




Gardens and Outbuildings

The Beeches sits on an extensive and mature plot. Approached via a gravelled entrance, the driveway provides parking for numerous vehicles and offers access to the triple garage. The garage has been separated into a single garage / store, with a large and deep double section to one side. There is also a useful potting shed adjoined to the garage, ideal for use as a garden store.

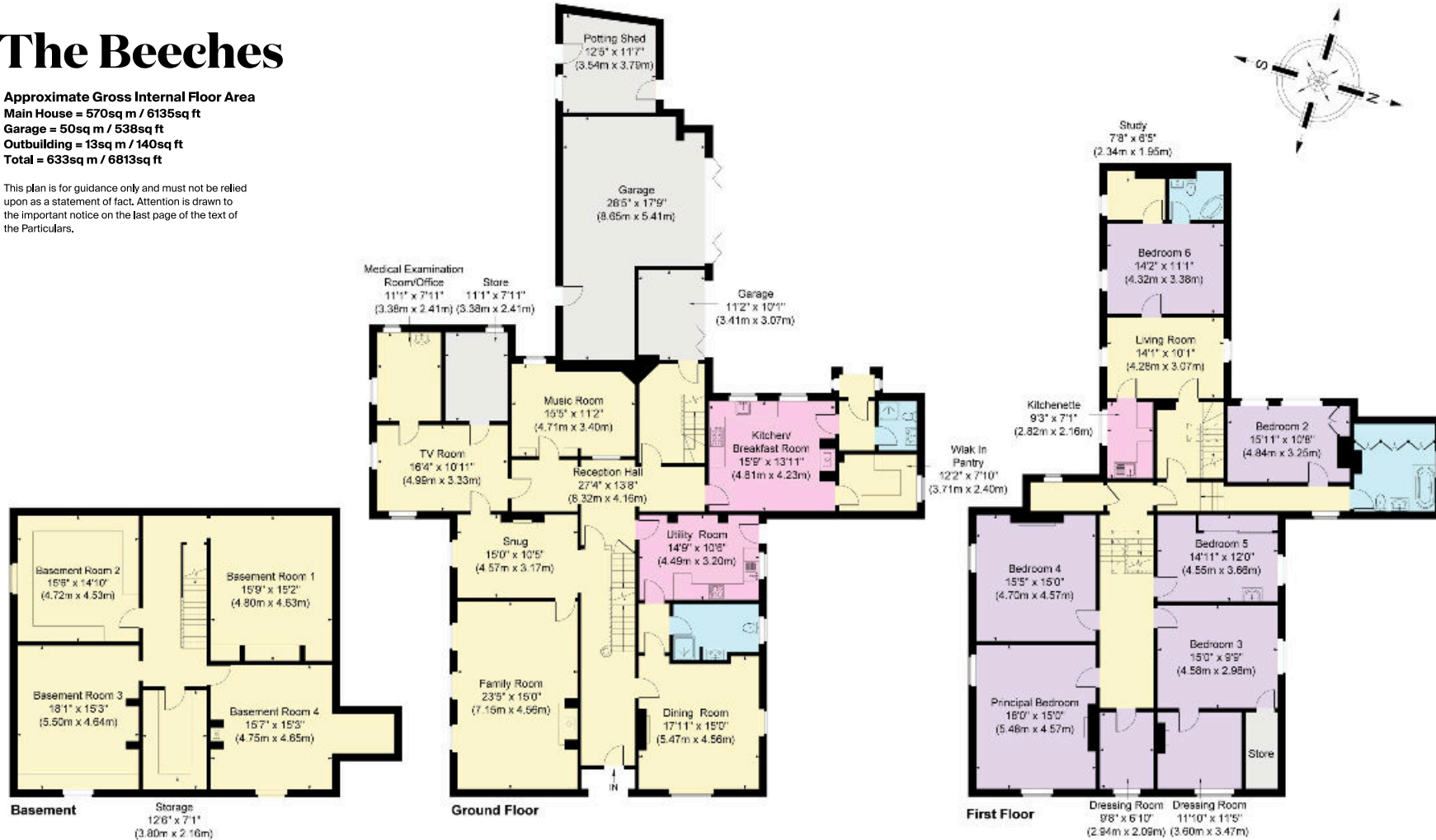
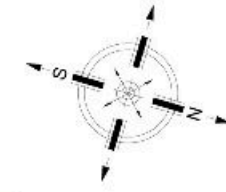
The gardens wrap around all sides of the house itself, interspersed by several seating areas, herbaceous beds and specimen trees. The main part of the garden is south facing and offers a delightful private area to enjoy throughout the year. The grounds total 0.53 acres all in all.



The Beeches

Approximate Gross Internal Floor Area
Main House = 570sq m / 6135sq ft
Garage = 50sq m / 538sq ft
Outbuilding = 13sq m / 140sq ft
Total = 633sq m / 6813sq 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.



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Particulars dated July 2023. Photographs and videos dated July 2023.

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