



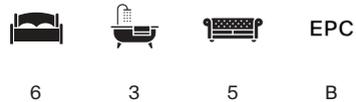
THE OAK HOUSE, GRANGE ROAD

Knightsley, Stafford, ST20 0JU



A REMODELLED COUNTRY RESIDENCE WITH SUPERB VIEWS.

A contemporary country home, The Oak House is set in an outstanding setting amongst approx. 3.6 acres of grounds.



Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,395,000



THE OAK HOUSE, KNIGHTLEY

Once a pair of cottages forming part of the Knightley Grange Estate, The Oak House has been extensively extended, refurbished and remodelled to create an exceptional family home set in an extensive plot. A range of recent additions include an indoor swimming pool, detached triple garage and a cinema room.

Set between Gnosall and Eccleshall yet only a few miles from Stafford, The Oak House is set in the middle of a parkland plot extending to over 3.5 acres which provides an enviable rural setting.



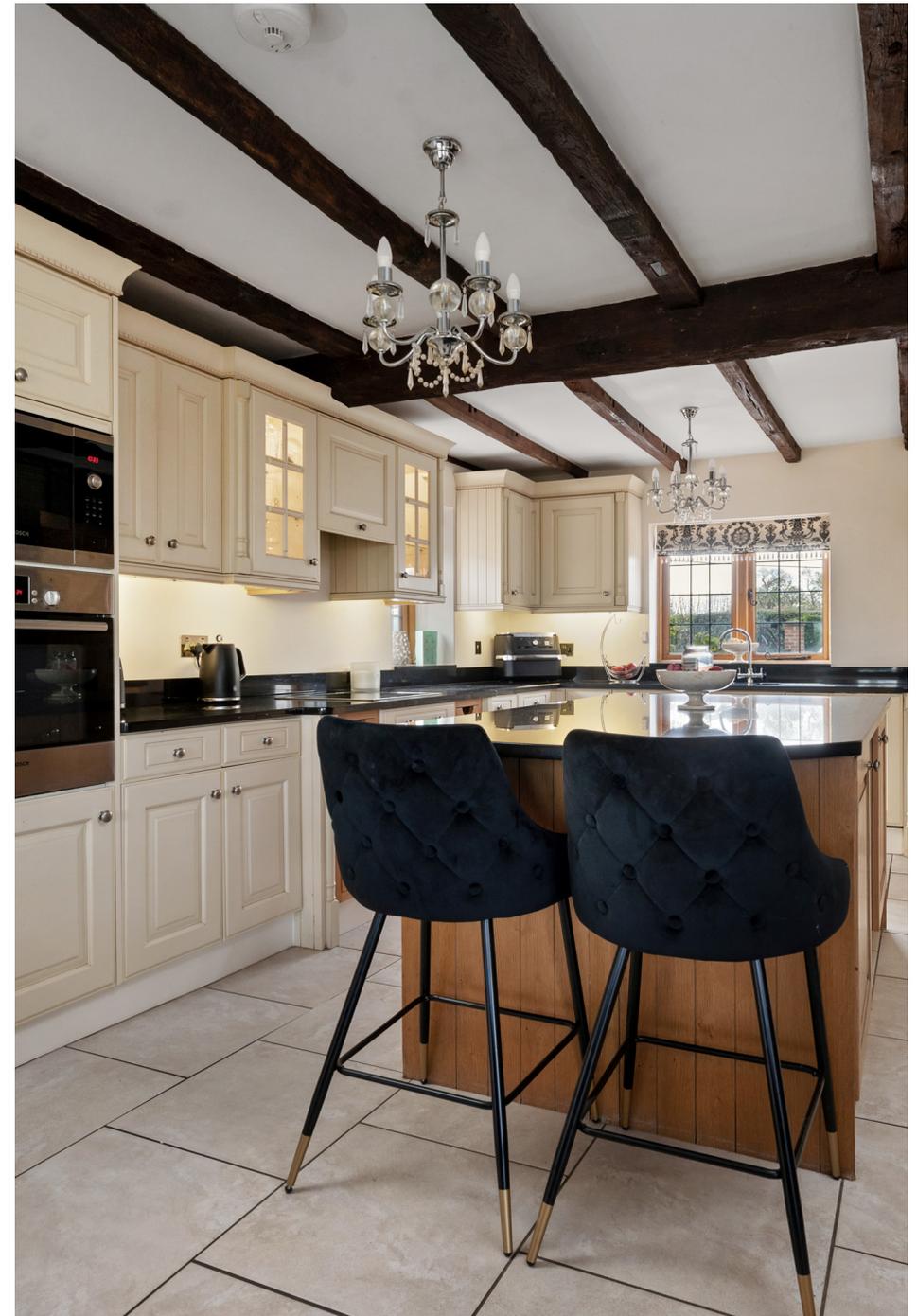






THE OAK HOUSE

Entered via an oak framed porch, the inner hall opens to a spacious sitting room which is complete with original beamed ceiling and inglenook fireplace with wood burner inset. The kitchen breakfast room is found off the opposite side of the inner hall, and includes a range of bespoke wall, floor and island cabinetry all set beneath a granite work surface. There is a range of integrated appliances including oven, microwave, dishwasher, hob, and Range oven. A handy utility and guest WC are found off the kitchen area. The remodelled rear section of the house leads directly off the kitchen, to provide flexible and open plan accommodation which is ideal for modern day living. A family area with plenty of space for seating includes oak framed double doors to the garden, whilst a spacious dining area with an abundance of space for entertaining continues on. There is a further snug / playroom found at the end of the dining area, again with doors to the garden. The rear hallway leads to the back door, and in turn the entertainment wing which is an outstanding space. The cinema room offers vaulted ceilings and space for oversized seating, while there is a study / home office off. The swimming pool can be accessed internally from the study, or externally via seven sets of double doors which lead to the front and rear gardens. Alongside the pool area is a steam room and sauna as well as a shower room / changing room.







Stairs rise to the first floor off the open plan area, and lead to a roomy landing. Externally, The Oak House sits in grounds of approx. 3.6 acres which incorporates a gated driveway, triple garage block with games room above and various seating areas. The remainder of the grounds are laid to lawn and offer outstanding panoramic views.

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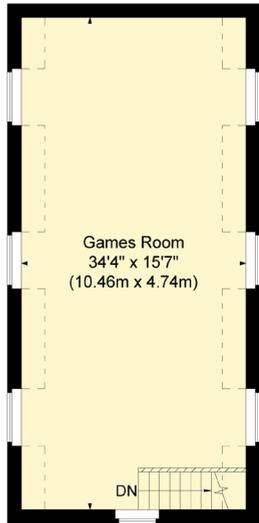
LOCATION

Situated just over four miles from the market town of Eccleshall in the rural farming hamlet of Knightley. Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and was recently voted one of the top fifty places to live by the Sunday Times. Found at just under 3 miles away, the smaller centre of Gnosall offers convenience retail and a medical centre as well as several takeaways and eateries. The property is also located a short distance away from the larger centre of Stafford (9 miles) which provides a wider range of amenities as well as access to Junction 14 of the M6 (8.5 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School, and St Dominic's Stone.

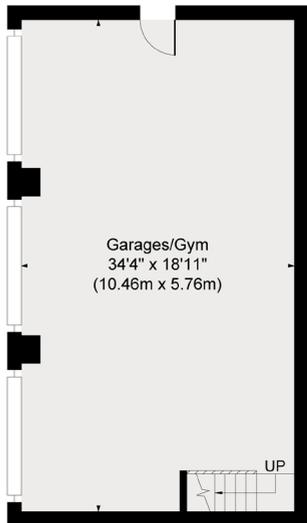




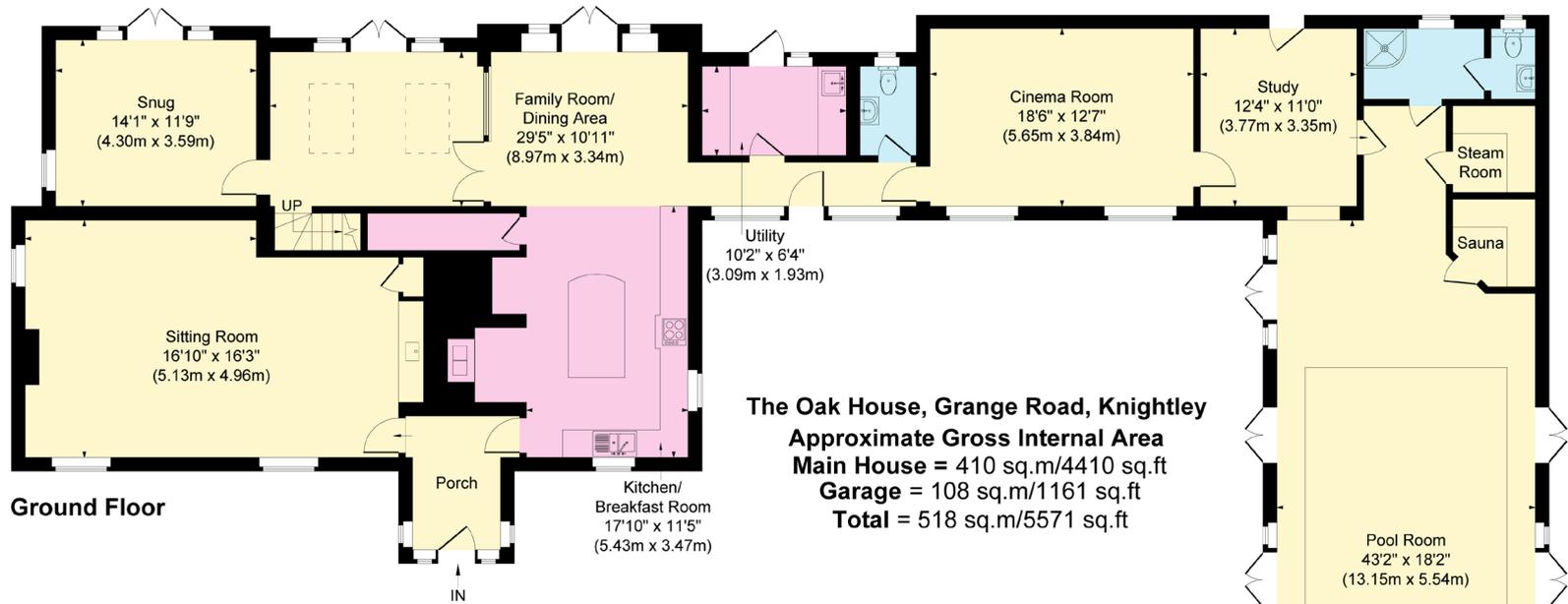




Garage First Floor

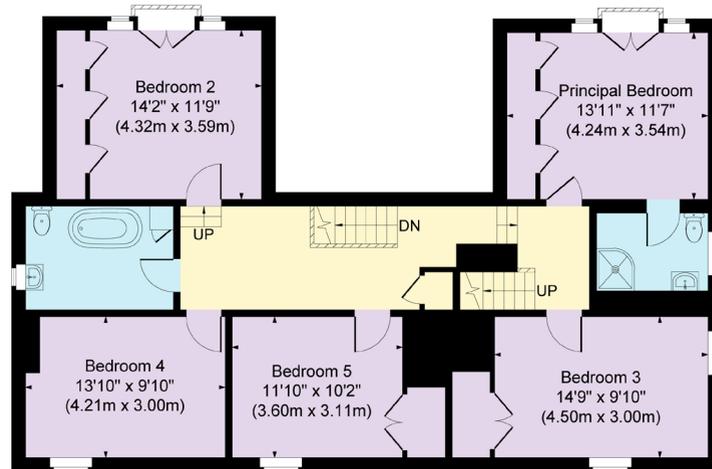


Garage Ground Floor

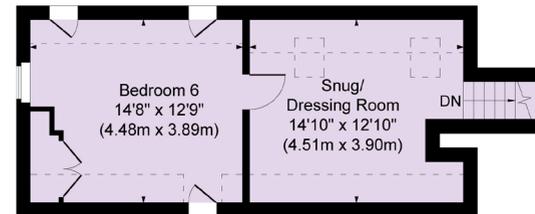


Ground Floor

The Oak House, Grange Road, Knightley
Approximate Gross Internal Area
Main House = 410 sq.m/4410 sq.ft
Garage = 108 sq.m/1161 sq.ft
Total = 518 sq.m/5571 sq.ft



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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