



The Oak House  
Grange Road | Knightley | Staffordshire | ST20 0JU

# THE OAK HOUSE



*Rurally located in glorious Staffordshire countryside this extended and modernised luxury detached home sits in a 3.5 acre plot with stunning views open countryside. Originally two cottages dating back to early 1700 the house now includes a large extension housing a leisure complex comprising an indoor pool, sauna, steam room and changing room.*





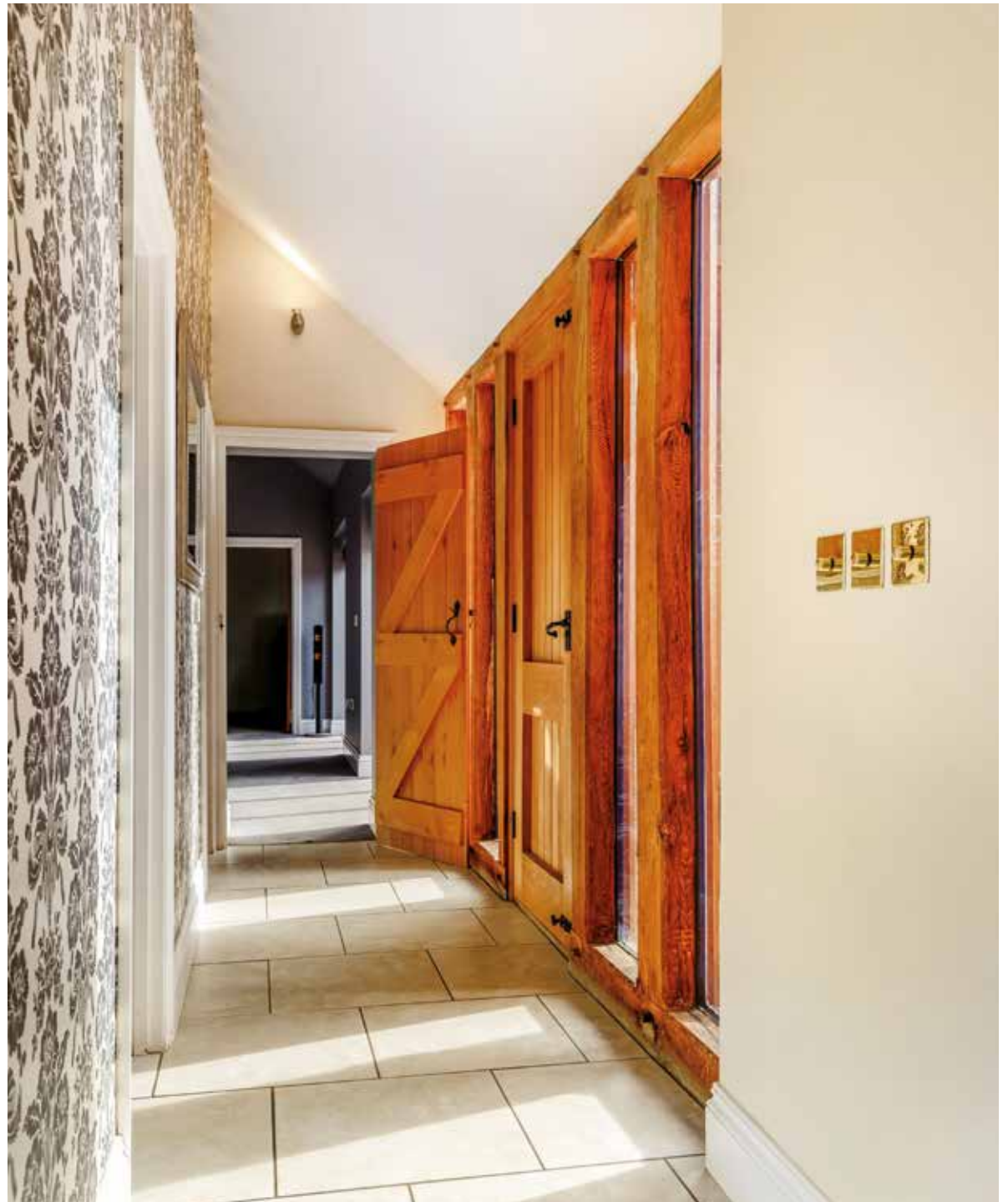
The Oak House is a modern 6-7-bedroom detached residence situated close to the popular village of Woodseaves and approximately 3 miles from the popular market town of Eccleshall positioned in a semi-rural location with lovely surroundings to open countryside. The house offers versatile accommodation in a perfect child friendly environment and includes 6-7 bedrooms over 3 floors, 4 receptions areas as well as cinema room, indoor pool, sauna steam room and separate gym area. There is also ample parking on site with a triple garage and the gardens surround the property and total approximately 3.5 acres, perfect for garden parties or children to roam free. An ideal modern family home in a traditional setting.



# GROUND FLOOR

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As you enter The Oak House you are immediately entering a property that achieves that lovely balance of old and new with the period features in parts dating back to the 17th century as well as maintaining a modern contemporary theme throughout. This is very much appreciated as you enter the sitting room with its exposed wooden beams and impressive log burner fireplace complete with exposed brick and stone surround. A spacious and cosy room and ideal for those cold winter days. Away from the entrance porch and the kitchen/breakfast room, you enter a much more open plan modern area of the property while still maintaining the traditional styling of earlier periods. The kitchen with its farmhouse style units comes with all the latest mod cons and having an island sitting in the middle a natural place to congregate for those social occasions, whilst opening into the breakfast/family area with the French doors overlooking the rear garden. This continues into the open plan dining area perfect for entertaining with further French doors to the rear garden and skylight allowing natural light to flood in from the rear and above. The reception areas have a natural flow to the rear gardens as does the snug with again having an abundance of natural light and French doors to the rear gardens. From the kitchen there is a separate utility room and access to the front via a separate entrance while still maintaining an abundance of natural light via the glass frontage. This hallway leads to the entertainment wing with a cinema room, separate study/ home office which in turn leads to the indoor pool room which comes with its own separate shower room, steam room and sauna. A downstairs cloakroom of the hallway completes the ground floor accommodation.























## SELLER INSIGHT

“ I was attracted to The Oak House for its excellent location, amazing views over arable and pastureland and walks right on the doorstep along with the wonderful sense of space both inside and out. The house had already been renovated when I bought it however I added the large extension, the design of which creates a welcoming courtyard effect. The house features solid oak beams and looks very old from the outside but is modern inside – it feels characterful at the same time as being comfortable and easy to maintain.’

The outside space has been fully landscaped, and steps lead down from the garden to the paddock to make one large accessible area. The flat gardens are mainly laid to grass with several flower beds and borders. A large patio fully wraps around the house and doors from several rooms lead to the outside. The paddock is ideal for livestock/ horses or ponies’.

‘The facilities are excellent and in addition to the leisure complex there is a cinema room and a triple garage with a large games room above.’

‘We currently have the house set up with six bedrooms however it would be possible to have seven.’

‘A stand-out feature is the large inglenook fireplace and wood-burner in what we call ‘the posh room’, a large room leading off the kitchen which is extremely cosy during the winter. It’s a great space to hide away and relax.’

‘It’s a fantastic house for entertaining and we hosted our wedding in the garden, for this we hired in a small fun fair and a helicopter to take us to a festival in Devon!’

‘With no immediate neighbours we are not at all overlooked and the surroundings are very peaceful.’

‘The village of Eccleshall, which is just three miles away, has a good range of independent shops such as a butcher and a baker. It also has a vibrant farmers market and a choice of seven pubs! Knightley, a walkable at one mile, has a One Stop shop and The Cock Inn pub, a really good old public house.’\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















# FIRST FLOOR

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The first floor having 5 bedrooms each feels spacious with lots of natural light resonating through them. The master bedroom has its own en-suite as well as fitted wardrobes as does bedroom 2 (fitted wardrobes) while both bedrooms have French windows overlooking the rear gardens with exposed wooden aspects throughout, a theme that continues through the remaining bedrooms. Bedrooms 3 and 5 have their own fitted wardrobes and each feels spacious, light, and airy. The modern family bathroom completes the first floor.











# SECOND FLOOR

A further 2 bedrooms complete the accommodation on the 2nd floor. If required with versatile accommodation a dressing area or further en-suite would be easily adaptable to this floor. Both rooms are spacious and light.





# OUTSIDE

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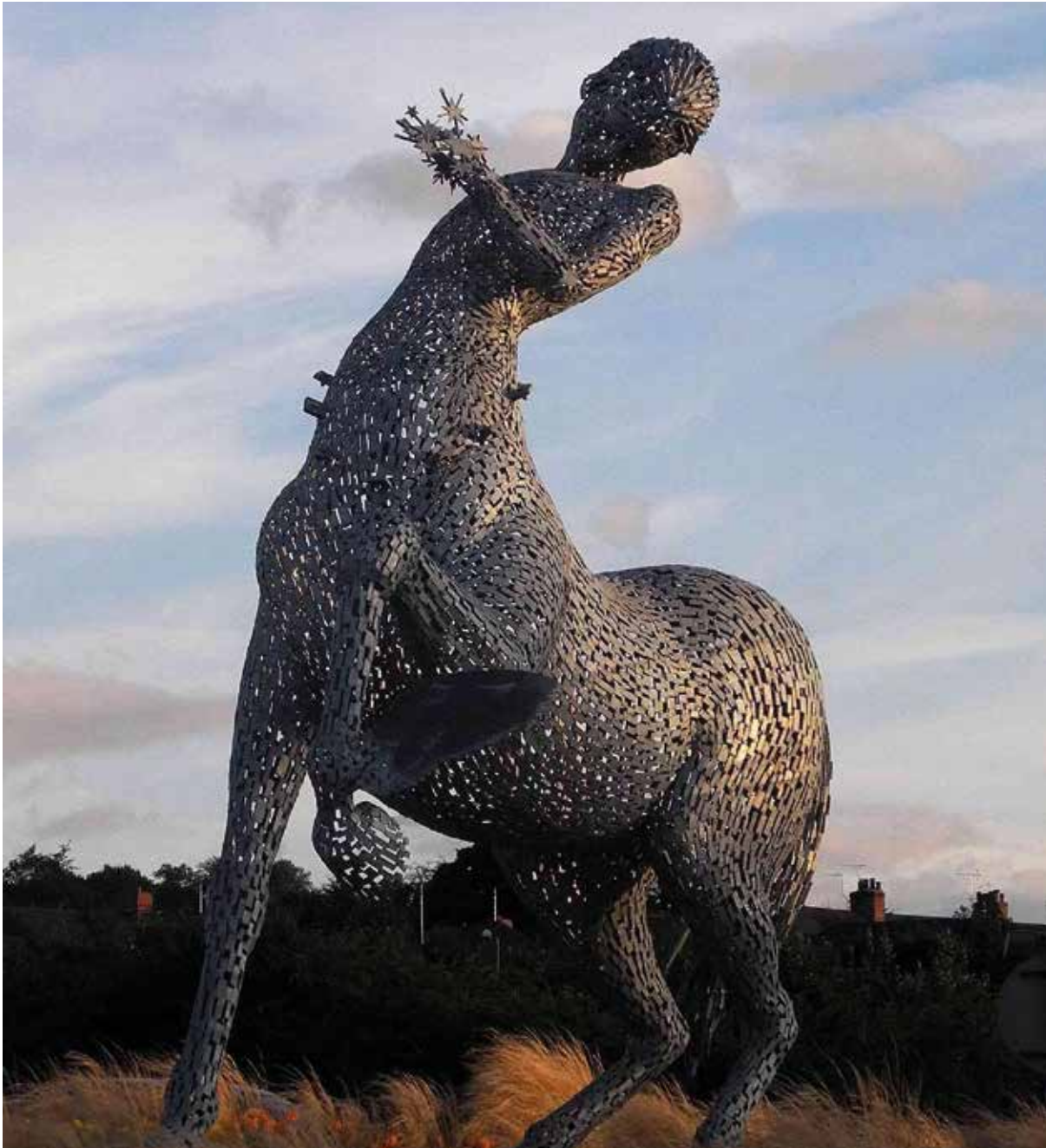
The gardens are mainly laid to lawn interspersed with mature shrubs with outstanding views to the rear as well as to the sides and total approximately 3.5 acres of paddock and private gardens. There is a substantial patio area adjacent to the rear of the property. To the front electric gates give access to the gravel driveway offering a bountiful amount of off-road parking as well as access to the triple garage. There is a further accommodation above the garage block which is currently used as a games room.











## LOCAL AREA

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Knightley is a small village in west Staffordshire approximately 3 miles from the market town of Eccleshall and in easy reach of the county town of Stafford to the east and Shropshire to the west. Stafford train station is approximately 15 mins by car and access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.







# INFORMATION

## Services

Oil fired septic tank and water treatment plant.

Council Tax Band: G

## Tenure

Freehold

## Local Authority

Staffordshire Borough Council

## Viewing Arrangements

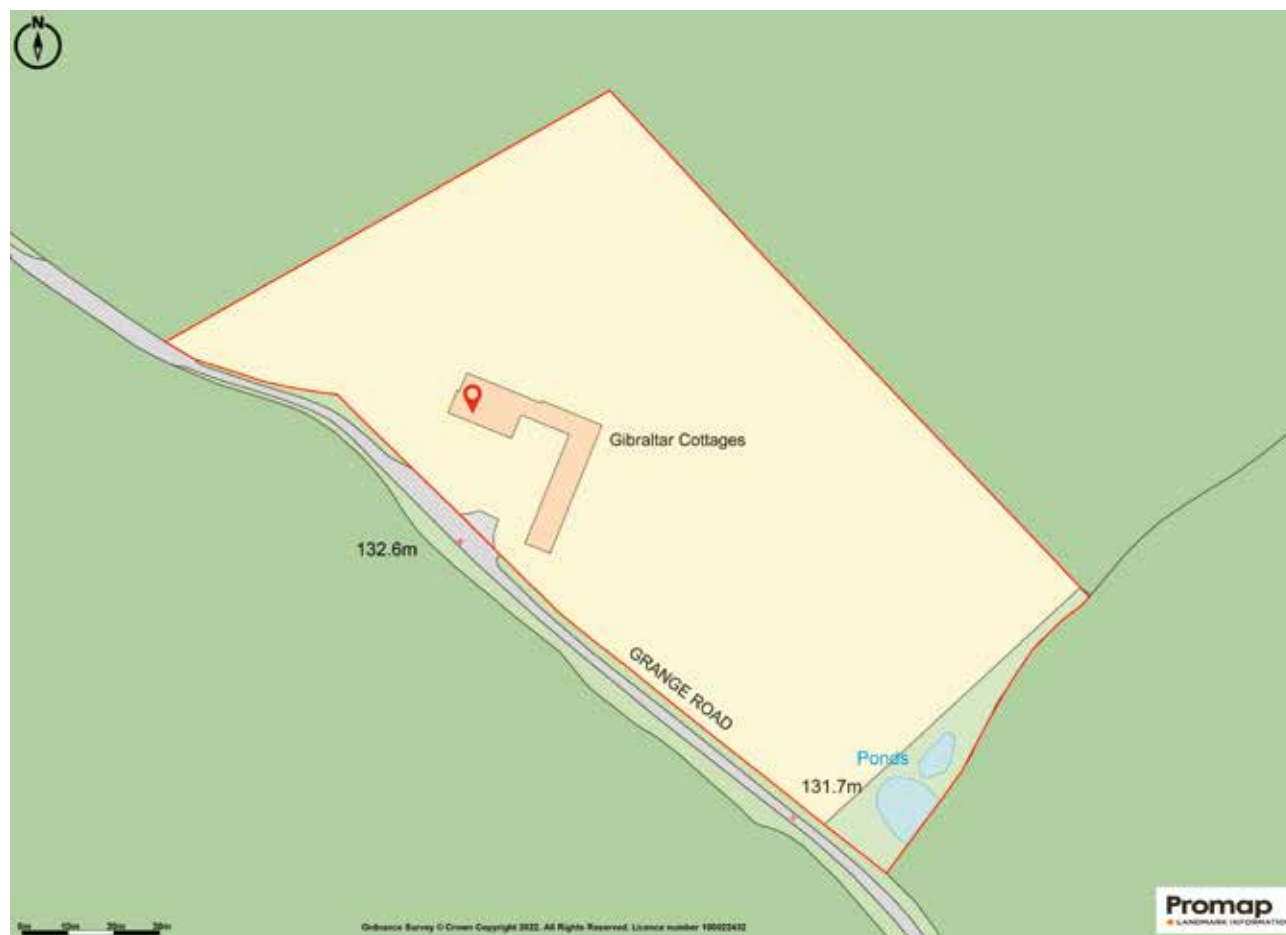
Strictly via the vendors sole agents Fine & Country on 01889 228080

## Website

For more information visit [www.fineandcountry.com/staffordshire](http://www.fineandcountry.com/staffordshire)

## Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am - 4.30 pm
Sunday	10.00am -4pm

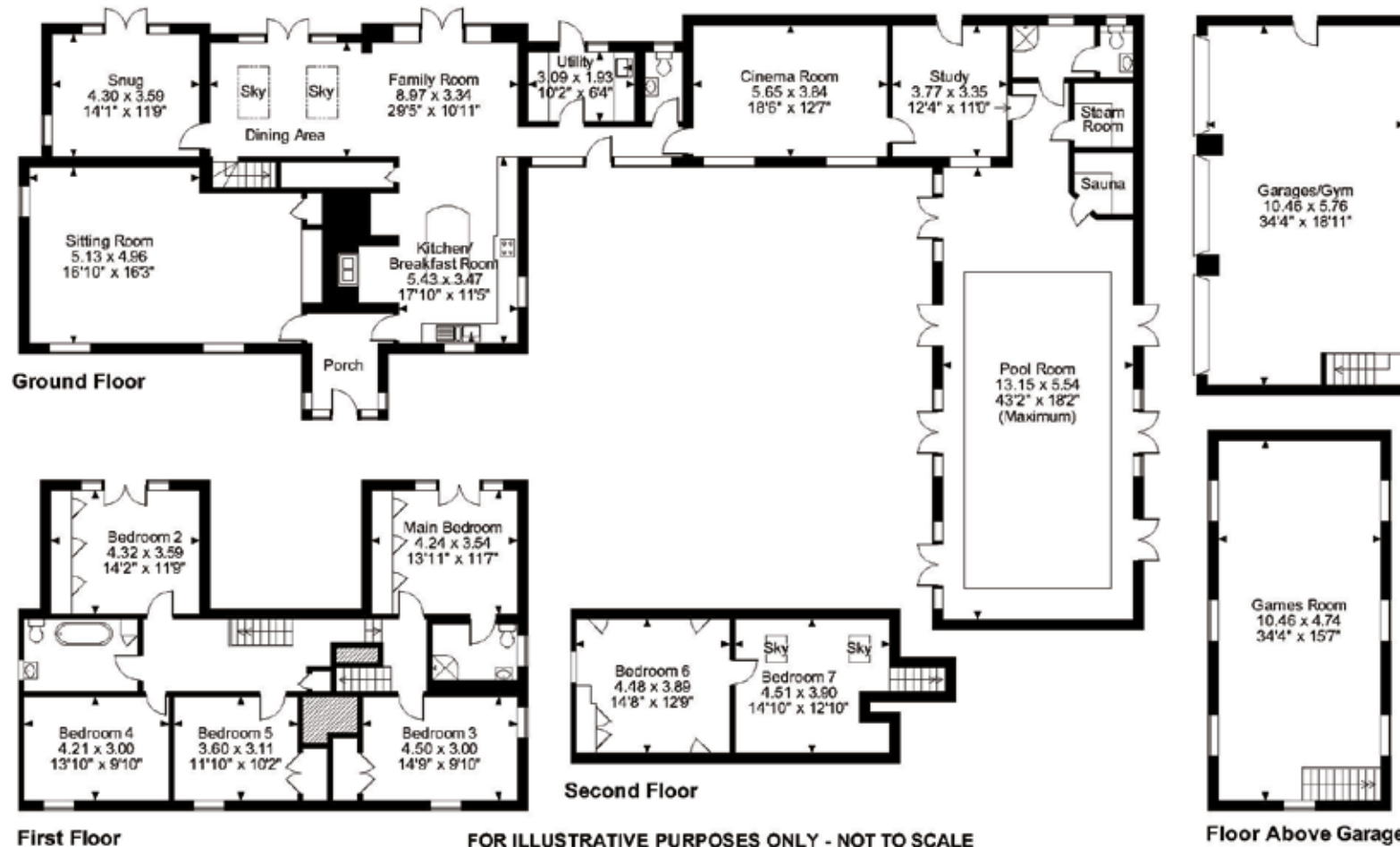
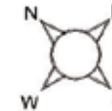


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**The Oak House, Grange Road, Knightley, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 4410 Sq Ft/410 Sq M**  
**Garage = 1161 Sq Ft/108 Sq M**



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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