



Keepers End Hawthorne Drive, Wheaton Aston, Stafford, ST19 9NQ

BERRIMAN
EATON

Keepers End Hawthorne Drive, Wheaton Aston, Stafford, ST19 9NQ

A beautifully situated and substantial family home combining the best of both worlds with a central village location and yet with open fields adjoining and glorious views. Keepers End provides fine accommodation over three storeys and has been subject to a scheme of improvement over recent months.

LOCATION

The property is situated within walking distance of the village centre with its array of local facilities. There is easy travelling to the further amenities afforded by Wolverhampton, Stafford, Telford and Cannock. The M54 and M6 motorways facilitate fast access to the entire industrial West Midlands and, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

Keepers End is a spacious five bedroom family home (with potential for a 6th bedroom subject to gaining all the usual consents and permissions) and has recently been improved by the current owners with scope for further updating to realise full potential. The property has an attractive front elevation with three gabled dormer windows to the first floor and stands behind a wide frontage with ample parking for several vehicles.

Internally the property benefits from well proportioned rooms over three storeys with a fine flow to the living areas on the ground floor and ample bedroom and bathroom provision to the upper two floors.

The property stands in a large corner plot and is the last property on Hawthorne Drive and has a delightful aspect over adjoining fields and open countryside.

ACCOMMODATION

A tile hung gabled PORCH has a composite front door, tiled floor and a double glazed door opening into the RECEPTION HALL with a staircase rising to the galleried landing above, coved ceiling, wiring for wall lights and a CLOAKROOM with a vanity unit having inset wash basin, WC with concealed cistern and cupboards, further cupboards and downlight over the basin, part tiled walls, integrated ceiling lighting and a double glazed front window. The LOUNGE is well proportioned with a light corner aspect and double glazed windows to the side and double glazed patio doors to the rear garden, a feature brick corner fireplace with tiled hearth, coved ceiling, dado rail, wiring for wall lights and panelled double doors opening into the DINING ROOM which has wiring for wall lights, ceiling coving and a double glazed rear window. There is a versatile SITTING ROOM with a feature corner brick fireplace with tiled hearth, wiring for a wall light, wiring for a wall mounted TV and a door into the side BOOTROOM with a stable style door to the side, a double glazed door to the garden, door into the garage. The BREAKFAST KITCHEN has a full range of wall and base mounted cupboards, space for a range style cooker with filtration unit above, an integrated fridge, an integrated dishwasher, an undermounted ceramic double bowl sink, tiled floor, coved ceiling, integrated ceiling lighting, a double glazed window overlooking the rear garden, a double glazed side door, a large walk in pantry with fitted shelving and a double glazed side window and there is a LAUNDRY with coordinating wall and base mounted cupboards to those in the kitchen, stainless steel sink, plumbing for a washing machine, a double glazed front window, tiled floor and a double glazed side door.

The staircase from the hall rises to the GALLERIED FIRST FLOOR LANDING with linen cupboard, wiring for wall lights.. The PRINCIPAL SUITE is a superbly laid out large double bedroom with a light corner aspect with double glazed windows to the side and rear, wiring for wall lights and an open arch into a DRESSING ROOM which is fully fitted with wardrobes, a knee hole dressing table with chests of drawers to either side, integrated ceiling lighting and a double glazed window. There is also an EN-SUITE SHOWER ROOM with a well appointed contemporary suite with a fully tiled corner shower, a wide and tall vanity unit with WC with concealed flush, inset wash basin, cupboards, drawer and downlit glazed display unit together with a mirror and downlight above the basin, a double glazed window to the rear, part tiled walls, chrome towel rail radiator and integrated ceiling lighting. The SECOND SUITE has a good sized double bedroom with a double glazed window overlooking the rear garden and an open arch into an EN-SUITE SHOWER ROOM with a well appointed, contemporary suite with a fully tiled shower, WC with concealed cistern and wash basin set within a vanity unit with cupboards beneath, integrated ceiling lighting and a towel rail radiator. BEDROOM THREE is a large double room in size with a light corner aspect with double glazed windows to both the front and side and a vanity unit with wash basin with drawers and cupboards beneath. BEDROOM FOUR is a good room in size with a double glazed window to the front. The BATHROOM has a white suite with corner bath with mixer tap and telephone shower attachment, pedestal basin and WC, part tiled walls, integrated ceiling lighting, fitted display shelving and a double glazed front window.

A further staircase rises to the SECOND FLOOR GALLERIED LANDING with walk in access to under eaves storage, downlit display niches and wiring for wall lights. BEDROOM FIVE is a good sized room with a double glazed roof light and integrated ceiling lighting. There is a LOFT ROOM which provides excellent storage, but which could equally be converted to form a further room, subject to gaining all the usual consents and permissions.

OUTSIDE

Keepers End stands in a fine corner plot behind a wide frontage with a DRIVEWAY laid in tarmac providing ample off street parking for several vehicles. There is a gravelled front bed and a GARAGE for two cars with two pairs of double wooden doors, concrete floor, electric light and power, an internal door to the boot room and a door to a HOBBIES ROOM which could equally be used as an office with a double glazed window overlooking the rear garden, laminated flooring and raftered ceiling.

There is a charming and good size GARDEN to the rear, having paved patio with a path leading through to the shaped lawns. a further paved terrace with an ornamental garden pond and further lawned area beyond. There is a paved seating terrace to the rear of the property and a further paved patio to the side. The garden adjoins open fields with countryside beyond thereby providing an excellent degree of privacy and delightful views.

We are informed by the Vendors that water, electricity and drainage are connected and the heating is oil fired.
COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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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.

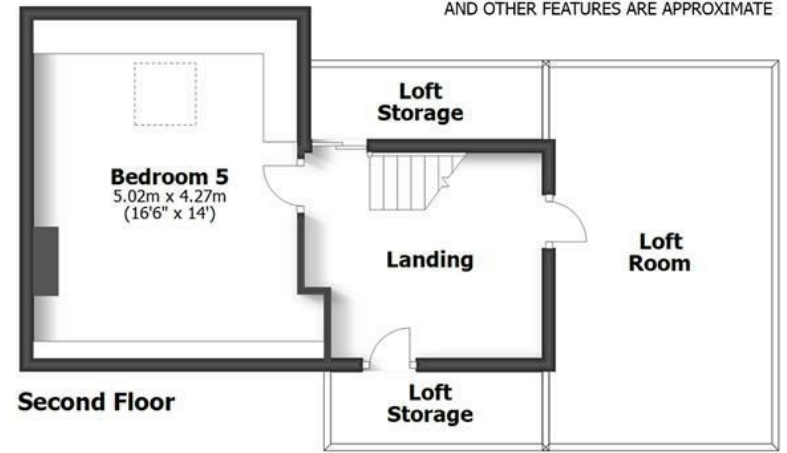
KEEPERS LODGE
HAWTHORNE DRIVE, WHEATON ASTON

HOUSE: 235.2sq.m. 2532sq.ft.
 GARAGE: 32.4sq.m. 349sq.ft.
TOTAL: 267.6sq.m. 2881sq.ft.

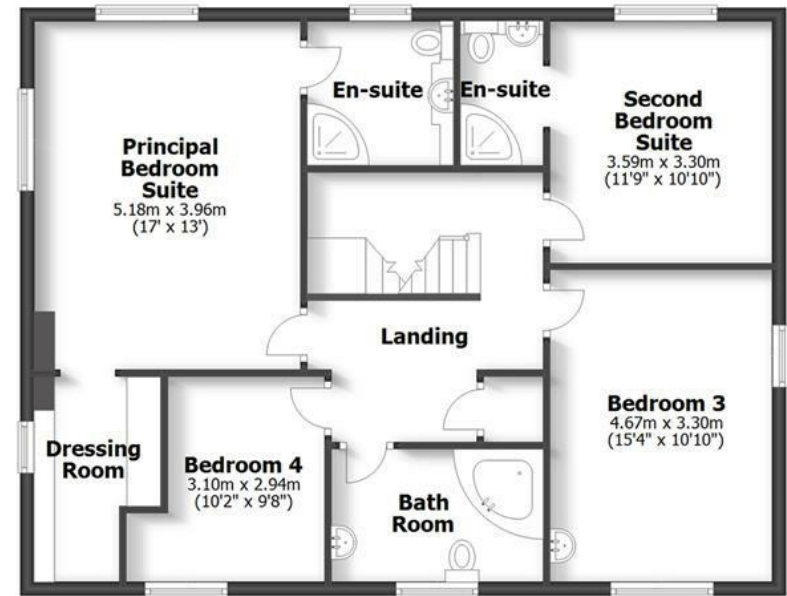
(EXCLUDING LOFT AREAS)
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



Second Floor



First Floor





