



Trentham, Lapley Road, Wheaton Aston, Stafford, ST19 9QL

BERRIMAN
EATON

Trentham, Lapley Road, Wheaton Aston, Stafford, ST19 9QL

An attractive family home standing in extensive grounds of approximately 3.5 acres in total which was originally constructed in the 1930's and which has been in continual family occupation since that time.

LOCATION

Trentham stands in a delightful position on the fringes of the highly regarded village of Wheaton Aston and lies amidst glorious, open South Staffordshire countryside. Wheaton Aston provides an array of local facilities and the house is conveniently situated for easy reach of the further amenities afforded by Wolverhampton City Centre, Stafford and Cannock with the M6 and the M54 motorways being easily accessible and which provide fast access to Shrewsbury, Birmingham and beyond. Rail services run from Stafford with excellent connections to London. Furthermore, the area is well served by schooling in both sectors in Wolverhampton, Stafford, Newport and Brewood with a highly regarded primary school being situated in the nearby village of Bishops Wood.

DESCRIPTION

Trentham is a fine residence with the original property having been built in the 1930's and having been subsequently extended over the intervening period. The house has been in the hands of the same family since it was built and this is the first time the property has been offered for sale to the open market.

Unusually for a village house in this location the property benefits from substantial grounds with the house itself standing within grounds of almost one acre in total and there is an adjoining, level and fenced paddock of approximately two and a half acres in total. The property is therefore ideal for those with equestrian interests and the amenity space provided is superb for family use. Additionally, there is a large, former poultry shed which, whilst in need of some repair, could provide the basis for a variety of different uses including home officing, leisure room or party barn.

The house and grounds have been well maintained over the years and the property benefits from double glazing.

ACCOMMODATION

There is a PORCH with a glazed door opening into the HALL with a useful understairs cloaks and storage cupboard. The LOUNGE is a well proportioned living room with a light corner aspect with delightful views over the paddocks, an elegant fireplace with marble hearth and slips and formal surround and double doors opening into the DINING ROOM which currently provides both seating and dining areas with French doors and windows overlooking the gardens and paddock, a brick fireplace with quarry tiled hearth and mantle and book and display cabinetry to one side with a cupboard and drawer beneath. There is a BREAKFAST ROOM with an open arch opening into the KITCHEN with a range of bespoke wall and base mounted cabinetry with granite working surfaces, a double oven Aga set within an Inglenook style recess together with a Bosch electric hob with filtration unit above and built under Neff electric oven, plumbing for a dishwasher, integrated ceiling lighting, quarry tiled floor, a shelved larder, views over the gardens and a garden door.

A door from the breakfast room leads to a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine and space for a tumble dryer, a ceramic sink, a door to the garden and a door to a ground floor CLOAKS AND SHOWER ROOM with a shower, WC and pedestal basin and a cloaks and storage cupboard.

A staircase from the hall rises to the galleried first floor landing with an airing cupboard and access to the roof space. The PRINCIPAL SUITE has a double bedroom with a light corner aspect with charming views, a built in wardrobe and an EN-SUITE BATHROOM with a panelled bath, pedestal basin and WC and an airing cupboard. BEDROOM TWO has a full range of fitted furniture, a light corner aspect and charming views and BEDROOM THREE is a good double room in size with a range of fitted bedroom furniture including wardrobes and chest of drawers and a light, corner aspect with an outlook over the paddocks. BEDROOM FOUR has a paddock outlook and built in storage cupboards. The HOUSE BATHROOM has a panelled air bath, separate corner shower, WC and pedestal basin, an open outlook and there is a SEPARATE CLOAKROOM with WC and wall hung basin.

OUTSIDE

Trentham stands behind a private frontage and is approached over a gravelled DRIVEWAY providing ample off street parking. Beyond this is a further area of parking and driveway laid in imprinted concrete which leads around the rear of the property to further parking and GARAGE (which has been reduced in size).

The FORMAL GARDENS sweep around the property providing extensive areas of lawn, well stocked and matured beds and borders, a fenced area of former kitchen garden and there is a greenhouse and a large former POULTRY SHED with electric light and power which is in need of some refurbishment which could be utilised for many different purposes. There is an adjoining PADDOCK which is broadly level and which is fully fenced with independent vehicular access.

We are informed by the Vendors that mains water, electricity and drainage are connected and the central heating is oil fired.

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£750,000

EPC: F

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.

TRENTHAM
LAPLEY ROAD, WHEATON ASTON



HOUSE: 171.2sq.m. 1843sq.ft.
 GARAGE/COAL STORE: 12.8sq.m. 138sq.ft.
 POULTRY SHED: 67.1sq.m. 722sq.ft.
TOTAL: 251.1sq.m. 2703sq.ft.

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







