



Brackenwood, Shut Lane Head

£800,000 Freehold



- A wonderful family home that could be adapted to meet individual needs; separate annex for dependant parent or child or keep as one large property. • With four bedrooms and three bathrooms this property is so versatile and spacious that it could easily be made to a five bedroom house with some simple internal alternations. • Sitting on the most beautiful, generous sized plot, gardens wrapping all the way around, with a woodland copse, large pond and far reaching views across Staffordshire countryside. • Downstairs you'll find a large L-shaped lounge with sun room, separate dining room, kitchen, utility room, sitting room, guest W.C, shower room and bedroom. • The long private driveway offers immense privacy with parking for multiple vehicles, trailers, caravan if you so wish along with a patio to the side, double garage and veg plot. •



Starting on the pathway searching for your forever new home can be long and windy, but as you drive down the tree line driveway of Bracken Wood, we think your head and your heart will be won over by this wonderful property and stunning plot. Bracken Wood aptly named by its beautiful surroundings is nestled on a stunning, generous-sized plot with mature trees; your own private mini woodland, a serene pond, large manicured gardens, a vegetable plot, patio and huge driveway with more than enough space for all the family to park, even space for trailers, caravan or motorhome.

Set in the picturesque village of Butterton, this charming four bedroom dormer house is not just a home; it's a canvas awaiting your personal touch. Entering the welcoming entrance hallway you find a spacious L-shaped lounge with a sunroom to the left, a bright room with dual aspect windows and French doors out to the garden. Next door is the kitchen with an AGA, lots of cupboards and a door leading out to the rear patio, gardens and breathtaking far-reaching views across the enchanting Staffordshire countryside. In addition to this there's a separate dining room which could easily be a fourth bedroom as there's a full bathroom on the ground floor as well as a guest W.C and utility room.

Now this is where the versatility of this property shines, currently there's a sitting room and from here there's a full bathroom and another room which was once a study but more recently used as a bedroom, meaning this whole area of the house could make the perfect independent space for a loved one, teenager or parent. This encompassed annexe works perfectly as a double bedroom, lounge and bathroom, separate from the rest of the house providing perfect privacy and personal space, however, if this isn't the dynamic of your family then simply enjoy the additional sitting room for the kids or maybe a hobbies room, study and downstairs bathroom as it is. The choice is yours.

Upstairs you'll discover a galleried landing where to the left is a spacious bedroom with fitted wardrobes, a lovely view across the fields, then walk through to a large dressing room and left again into an en-suite. You might think this is the master suite but there's a mirror image to the right of the landing too. Before we head over there you might notice another door across the landing, this would take you into a room which is now a huge en-suite bathroom however this could very easily be made back to a space bedroom. On to the current main bedroom you walk into the dressing room space where on the left are fitted wardrobes, one of which you walk through like a secret door in to Narnia however this is the entrance into the en-suite. The main bedroom is the same spacious size as bedroom two also complimented with the lovely far reaching views.

This versatile home offers endless possibilities to tailor it to your unique needs and the potential to easily convert it into a five-bedroom house with a few simple internal alterations to grow with you and your family. Outside, the long private driveway ensures utmost privacy with additional perks which include a side patio and a thriving veg plot, promising a blend of comfort and functionality for an idyllic lifestyle. Situated just a short drive from Newcastle-Under-Lyme, residents can enjoy a plethora of local amenities while benefiting from easy access to Jct15 of the M6, making commuting a breeze. So call our Eccleshall office today to arrange your viewing so you can appreciate for yourself what this magnificent home has to offer you.



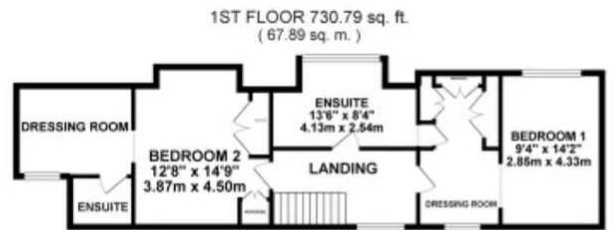
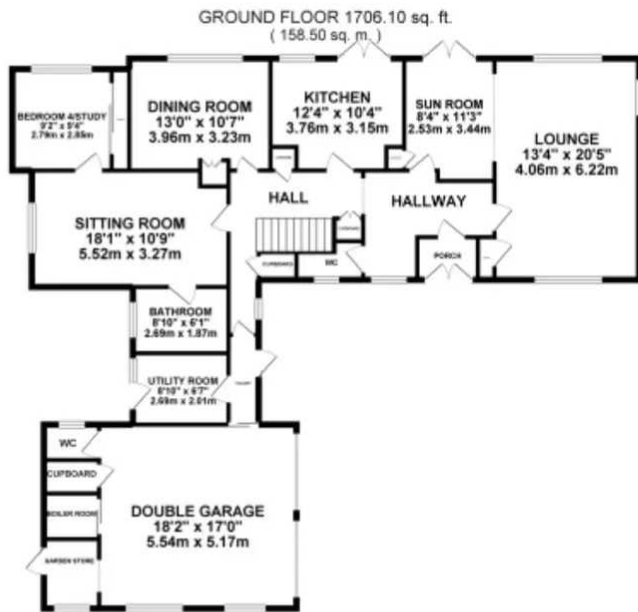
Exquisite Bracken Wood: stunning 4-bedroom property in Butterton village. Spacious rooms, potential for 5th bedroom, versatile layout. Large plot with pond, veg garden, ample parking, and panoramic views. Easy access to amenities and M6. Perfect blend of comfort and functionality. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

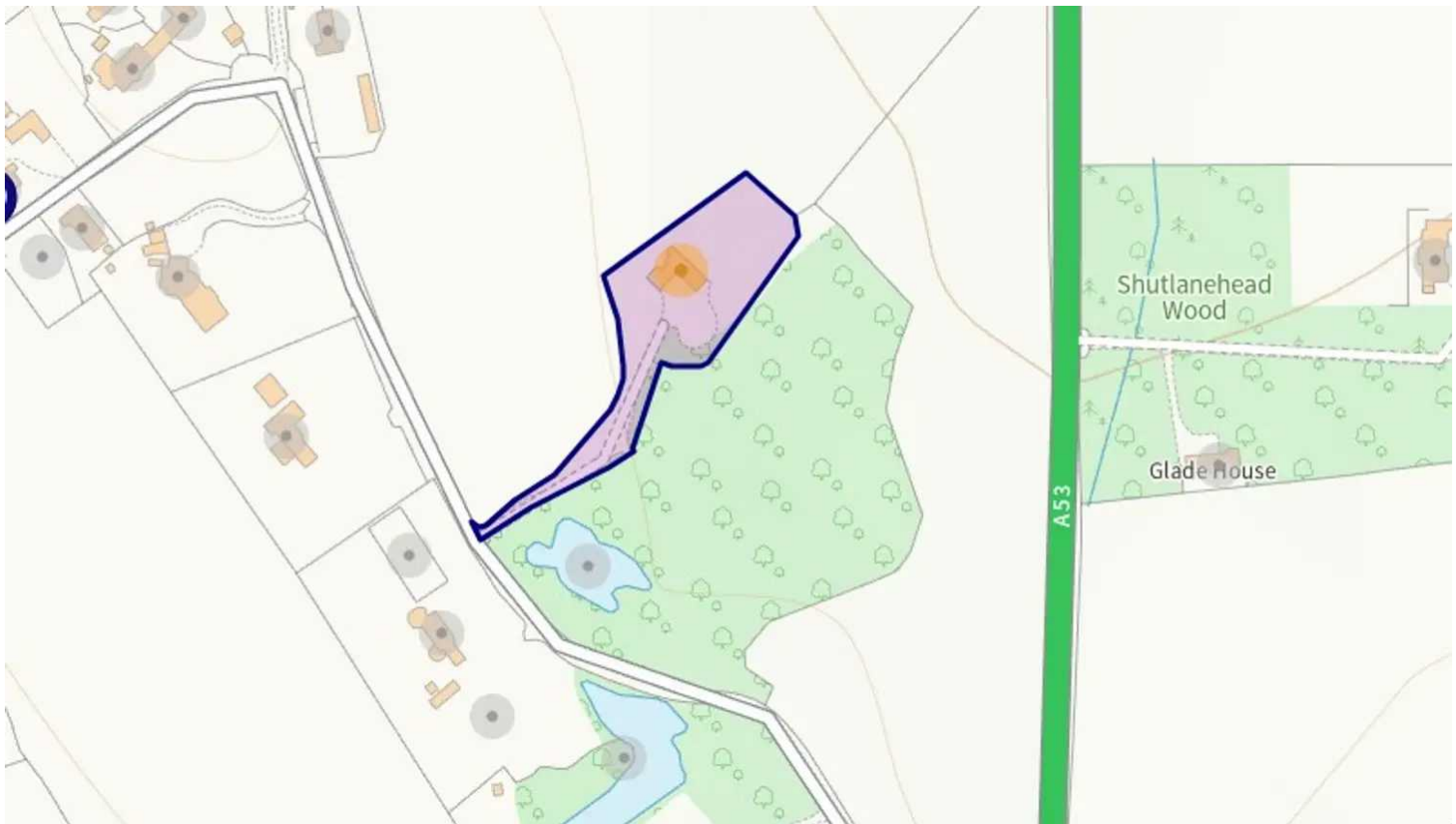
EPC Environmental Impact Rating: F





TOTAL FLOOR AREA: 2436.88 sq. ft. (226.39 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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