



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

6 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £600,000

BATH LANE, HIXON, STAFFORD, ST18 0FG



KEY FEATURES

• FOUR BEDROOM DETACHED HOUSE • TWO BEDROOM SELF CONTAINED ANNEX • TWO FAMILY BATHROOMS & TWO ENSUITE • DETACHED GARAGE & STORE • LANDSCAPED REAR GARDEN SOUTH FACING • LARGE DRIVEWAY FOR MULTIPLE CARS • BEAUTIFULLY PRESENTED • VILLAGE LOCATION

STONE

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DESCRIPTION

Austin & Roe are delighted to offer for sale this beautifully presented substantial Four Bedroom Detached family home with an additional Two Bedroom Self Contained Annex, the Annex has a separate combi boiler, heating controls and electricity meter making it fully self contained. Located in the highly desirable Staffordshire village of Hixon, just 7 miles from the bustling town of Stafford. Bath House, is steeped in history, the original part being 200 years old and one of the oldest in the village.

The Property Comprises of an Entrance Hallway, Kitchen, Laundry, Dining Room, Living Room, Office and Guest Cloakroom on the ground floor; to the first floor is the Landing, two double bedrooms both with En Suite Shower rooms, two further bedrooms, airing cupboard with shelving and boiler room, which was newly fitted April 25 and Family Bathroom.

The Annex comprises of an open plan Kitchen & Living Room, two Bedrooms and a Bathroom. An interconnecting Hallway leads from the Main house to the Annex.

The Property is accessed via an electric set of double security gates providing privacy, in to a large fully enclosed block paved front garden / driveway, with a detached Garage & Store and ample parking for multiple vehicles.

To the rear of the Property is a fully enclosed, south facing rear Garden, with a large paved patio for alfresco dining and entertaining, stepping up on to a beautifully landscaped raised garden with a lawned area, large fish pond, a tiered gravel garden with planting and a further decked seating area perfectly placed to enjoy the sunshine.

Council Band E
Mains Gas & Electric
Mains Water, Drains and Sewerage.
Broadband FTTC
Mobile coverage
Low Risk of Flooding
Viewing is highly recommended

You can view the virtual tour of this lovely modern property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/bath-house-hixon>

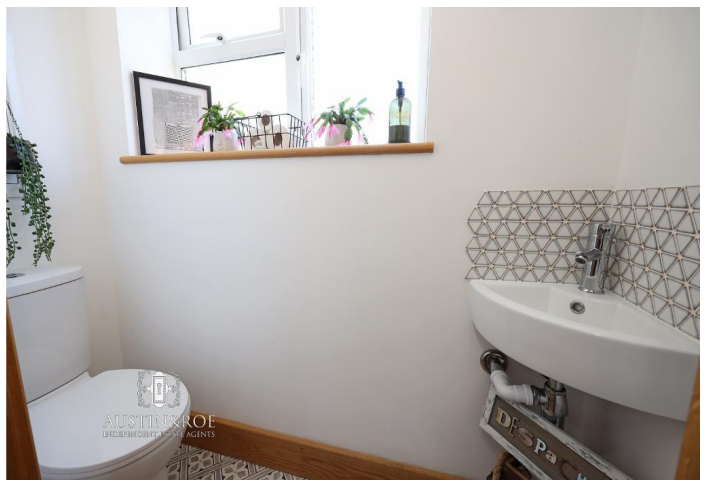
LOCATION

From our Stone Office take the A51 Lichfield Road towards Sandon, follow the A51 for approximately 6 miles, turn left on to New Road, turn right on to Martins Way, at the traffic island go straight ahead on to Church Lane then turn immediately right on to Bath Lane, the property is on your left.

GROUND FLOOR

Entrance Hallway - 14' 7" x 5' 6" (4.47m x 1.68m) Through the double glazed wood effect front door in to the Entrance Hallway, with neutral décor, a white ceiling with exposed beam and two pendant lights, a wall mounted central heating radiator and patterned ceramic tiled flooring. The staircase rises to the floor above and oak doors lead in to the Kitchen, Living Room and Office.

Living Room - 12' 9" x 15' 8" (3.89m x 4.8m) The cosy Living Room has neutral décor, a white ceiling with exposed wooden beam, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a brick fireplace with tiled hearth, oak mantle



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and wood burning stove, and pale grey fitted carpet.

Kitchen - 13' 3" x 14' 7" (4.04m x 4.47m) The Kitchen has neutral decor, a white ceiling with exposed wooden beam and two light fittings, a double glazed window to the front aspect, a brick fireplace with tiled hearth, oak mantle and wood burning stove, a wall mounted central heating radiator and a pale stone effect ceramic tiled floor.
There are a range of cream wall and base units with quartz effect countertop inset with a cream coloured sink with chrome swan neck mixer tap, an induction hob with extractor hood above and integrated electric oven, microwave, drinks fridge, dishwasher and fridge freezer. The fridge freezer, oven and microwave all being less than 12 months old.

Laundry - 4' 0" x 5' 0" (1.22m x 1.53m) The Laundry has neutral décor, a white ceiling with central light fitting, double glazed windows and door to the side aspect and a patterned ceramic tiled floor. There is a wood effect base unit and countertop with space for a washing machine below.

Dining Room - 15' 8" x 7' 10" (4.8m x 2.41m) The Dining Room has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect and double glazed patio doors out to the Garden, a wall mounted central heating radiator and pale grey fitted carpet.

Office - 12' 2" x 6' 5" (3.72m x 1.96m) The Office has neutral décor, a white ceiling with recessed spot lights, a wall mounted central heating radiator, and wooden flooring. There is a large wood effect desk with integrated storage and shelving, and doors open in to the Guest Cloakroom and the Annex Hallway.

Guest Cloakroom - 5' 8" x 1' 11" (1.74m x 0.6m) The Guest Cloakroom has neutral décor, a white ceiling with recessed spot lights, an obscured glass window to the front aspect and patterned tiled flooring.
The white sanitaryware consists of a compact corner wash hand basin with tiled splashback and chrome mixer tap, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 8' 10" x 2' 8" (2.7m x 0.83m) The Stairs rise with a quarter turn from the Entrance Hall, with neutral décor, a wooden handrail and balustrade and pale grey fitted carpet. The landing has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator and pale grey fitted carpet.

Bedroom 1 - 14' 3" x 13' 0" (4.36m x 3.97m) Bedroom 1 has neutral décor, a white sloped ceiling with central pendant light fitting and two opening Velux roof windows, a wall mounted central heating radiator and pale grey fitted carpet. An oak door leads in to the En-Suite shower room.

Bedroom 1 En-Suite - 13' 0" x 6' 9" (3.97m x 2.06m) The En-Suite shower room benefits from full height marble effect wall tiling, with a white sloped ceiling with opening Velux roof window, wall lighting, a painted cast iron fireplace, a chrome heated towel rail and stone effect vinyl flooring.
The white bathroom suite consists of two traditional style pedestal wash hand basins with chrome taps, a glass showering enclosure with chrome fittings and a close coupled WC with lever flush.

Bedroom 2 - 13' 4" x 15' 0" (4.08m x 4.58m) The Second Bedroom has neutral décor, a white ceiling with exposed wooden beam and two light fittings, a double glazed window to the front aspect, a wall mounted central heating radiator and pale grey fitted carpet.
An oak door leads in to the En-Suite shower room.

Bedroom 2 En-Suite - 5' 10" x 7' 0" (1.8m x 2.14m) The En-Suite shower room benefits from full height stone effect wall tiling with feature border, a white ceiling with recessed spot lights, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and wood effect vinyl flooring.
The white bathroom suite comprises a traditional style pedestal wash hand basin with chrome taps, a corner glass shower enclosure with electric shower, and a closed coupled WC with push button flush.

Bedroom 3 - 8' 5" x 15' 5" (2.58m x 4.71m) The Third Bedroom has neutral décor, a white ceiling with two light fittings, a double glazed window to the side aspect with a wall mounted central heating radiator below, and pale grey fitted carpet.

Bedroom 4 - 9' 2" x 11' 2" (2.81m x 3.42m) The Fourth Bedroom has neutral décor, a white ceiling with two light fittings, a double glazed window to the rear aspect, a wall mounted central heating radiator and pale grey fitted carpet with fitted wardrobes and drawers.

Family Bathroom - 12' 4" x 6' 9" (3.77m x 2.08m) The Family Bathroom benefits from full height stone effect ceramic wall tiling with feature border, a white sloped ceiling with opening Velux roof window, a chrome heated towel rail, a painted cast iron fireplace and wood effect vinyl flooring.
The white bathroom suite consists of a free standing roll top bath with chrome mixer taps, a pedestal wash hand basin with chrome taps, a glass shower enclosure and a close coupled WC with lever flush.

ANNEXE

Kitchen & Living Room - 19' 5" x 15' 8" (5.94m x 4.8m) The Kitchen and Dining Room are entered via a grey double glazed door from the Driveway. The light & bright space has neutral décor, a white ceiling with four light fittings, a double glazed window and door to the rear aspect, an electric radiator and ceramic tiled flooring.

There are a range of contemporary white wall and light grey base units, with grey stone effect countertop and upstand, inset with a white bowl and half sink with chrome swan neck mixer tap, a glass electric hob with stainless steel extractor hood above and splashback, and integrated electric oven, washing machine, fridge freezer and dishwasher.

Annex Bedroom 1 - 15' 2" x 12' 5" (4.63m x 3.79m) The First Bedroom has neutral décor, a white ceiling with recessed spot lights, a double glazed window and door to the Garden, a wall mounted central heating radiator and pale grey fitted carpet with a walk in wardrobe.

Annex Bedroom 2 - 11' 3" x 7' 9" (3.45m x 2.38m) The Second Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and pale grey fitted carpet.

Bathroom - 11' 10" x 6' 0" (3.63m x 1.84m) The Annex Bathroom has neutral décor, a white sloped ceiling with two opening Velux roof windows and recessed spot lights, a double glazed window with obscured glass to the front aspect, a chrome heated towel rail and patterned ceramic floor tiling.
The white bathroom suite consists of a free standing roll top bath with chrome mixer taps, a white vanity unit with countertop wash hand basin and chrome mixer tap, a corner glass shower enclosure with chrome fittings and a close coupled WC with lever flush.

Hallway - 8' 2" x 2' 10" (2.49m x 0.88m) The Hallway has neutral décor, a white ceiling with central light fitting, and pale grey carpet.





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