

# Holdiford Road

Tixall, Stafford, ST18 0XP

John   
German







# Holdiford Road

Tixall, Stafford, ST18 0XP

£1,750,000

An outstanding modern country house, beautifully appointed throughout and standing in exceptional gardens of 3.5 acres or so, with views of Cannock Chase and the picturesque Staffs and Worcester Canal that runs alongside the garden perimeter.

Blending country living with the convenience of nearby urban amenities, Holdiford Road is a picturesque and much sought after Staffordshire location with the villages of Tixall, Brocton, Walton-on-the-Hill and Great Haywood all close to hand and an almost limitless range of country walks and pursuits. The M6 motorway is also readily accessible providing a gateway to the wider motorway network and regions.

An electric gated off road entrance and long private drive lead up to the front main entrance of the property where there is parking space aplenty and access into the main reception hall which is two storey height in part and features a tiled floor throughout and a splendid bespoke polished steel spiral stair leading to the first floor. Large windows that flood the property in natural light are to be found throughout the ground and first floors.

Leading off the hall is a luxury fitted guest cloakroom and a separate sitting/family room with patio doors that lead out to the garden.

The heart of this home is undoubtedly the stunning open plan full width family lounge and adjacent dining kitchen with sunny south facing orientation and views across the garden, swimming pool, canal side and the wooden slopes of Cannock Chase in the background.

Multiple sets of doors give direct access to the patio and swimming pool that is located within just a few meters of the house. Modern vertical radiators and low voltage ceiling spotlights add to the comfort of these areas. From the large and impressive marble topped centre island in the kitchen, you can gaze out to the gardens and pool whilst prepping and cooking meals! There is a full range of two tone panel fitted storage cupboards with high end integrated fittings that include conventional, microwave and steam ovens, induction hob, dishwasher, extractor hood, large freezer, two refrigerators and a wine cooler. There is ample room within the kitchen for both dining and sitting room furniture.

Leading off the lounge area, there is a walk in shelved storage cupboard and a lobby area that leads in turn to an enclosed side porch.

On the first floor, a spacious part galleried landing with full height feature gable garden window gives access to four double bedrooms, each with its own or shared use of an en suite bath/shower room. The landing also gives access to an airing/boiler cupboard housing the gas fired and hot water system and a separate utility/laundry room with fitted base and wall units, sink unit and spaces for a washing machine and tumble dryer.

All bedrooms have impressive garden views with the master bedroom being a generous size and featuring a standalone bath. There is a high specification en suite shower room of contemporary design with walk in double shower, two wash hand basins, WC and complimentary tiling.

Bedrooms two and three share use of a Jack and Jill en suite bathroom with a full white and chrome suite with partial tiling to include bath with shower over, wash hand basin and WC. Bedroom two has a range of built in wardrobes and bedroom three has a Juliet balcony.

Bedroom four enjoys front and side facing garden views and has its own en suite shower room with a white and chrome suite comprising shower, wash hand basin and low level WC.

Outside, two interconnecting double garages provide parking for four cars and each has a remote controlled up and over door, light and power. Leading off the garage is a lobby entrance and garden WC.

Kidney shaped heated swimming pool with shallow and deep levels, pump, filter and boiler room. The swimming pool has a surrounding patio area and sun deck with southerly orientation. The overall garden size is around 3.5 acres and all principal areas are lawned with a wealth of evergreen and deciduous trees providing shelter, screening and an all year round visual interest and structure to the garden. There are also many established shrubbery borders, a large heated greenhouse and a brick built garden/mower store. The gardens are a haven for wildlife and children alike!

Agents note: The property is located within the Cannock Chase area of outstanding natural beauty.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Private drainage and sewage to a septic tank installed before the vendors ownership in 1997. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/11082023

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band G















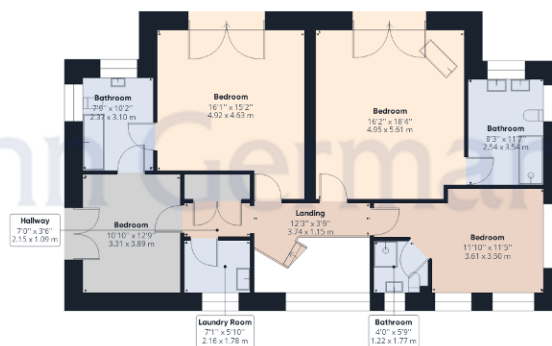


Ground Floor

Approximate total area<sup>(1)</sup>

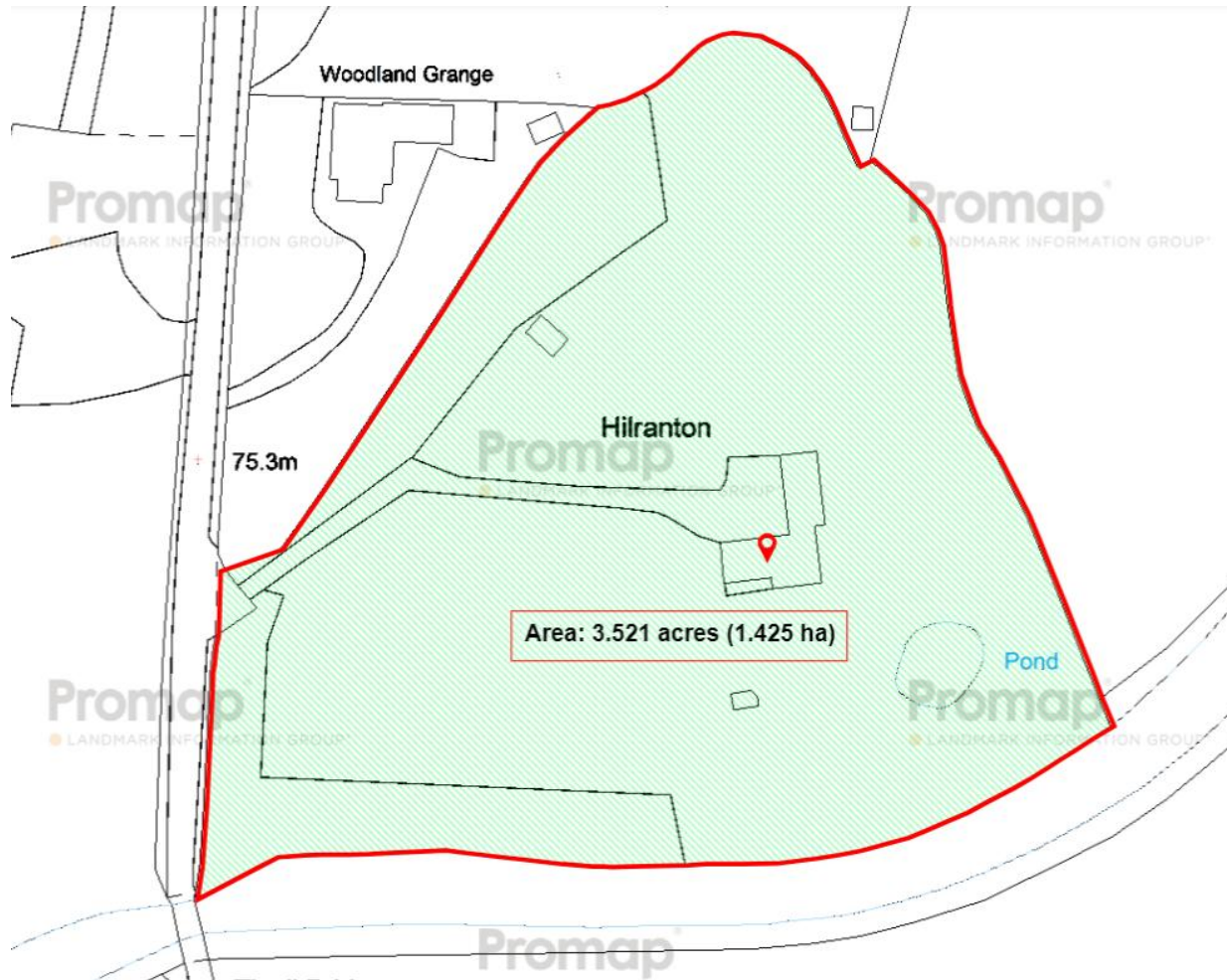
3484.35 ft<sup>2</sup>

323.71 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



