



Casares House, High Meadow, Norbury,
ST20 0PD

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Casares House, High Meadow, Norbury, ST20 0PD

Freehold – Offers in the Region of
£825,000



Features

- Stunning Detached Family Home
- Six Bedrooms, Four En-Suites and Dressing Room
- Open Plan Kitchen Dining Room
- Entrance Hall, Ground Floor W.C.
- Office, Sitting Room, Summer Room
- Lounge, Underfloor Heating to Ground Floor
- Family Bathroom, Plenty of Parking
- Wraparound Gardens, EV Charger
- Detached Double Garage and Studio
- EPC Rating - C, Council Tax Band G



BRIEF DESCRIPTION

A magnificent Detached Family Home is situated in an idyllic village location. This property boasts gloriously spacious living accommodation spread over three floors. It is conveniently located within striking distance of the Shropshire Union Canal at Norbury Junction, with the towns of Newport and Eccleshall just a short drive away.

The accommodation includes a stunning Entrance Hall with a feature staircase, a Ground Floor W.C and Cloaks Cupboard, a good-sized Sitting Room, Office, and access to the Open-Plan Kitchen and Dining Room, which opens into a lovely Summer Room overlooking the gardens. There is also a large Utility Room and a splendid Lounge.



On the first floor, you will find a feature landing with a seating area, a Main Bedroom with a Dressing Room and large En-Suite, a Guest Bedroom with En-Suite, Two further Double Bedrooms and a Family Bathroom. Stairs rise to the second floor, which features Two very large Bedrooms, both with En-Suites. Externally, the property offers a Detached Double Garage with separate stairs to a studio, plenty of Parking at the front, and Wrap-Around Gardens with Stunning Views over open countryside.

LOCATION

Casares House is in a wonderful rural location within the village of Norbury and is between the two market towns of Eccleshall and Newport. Newport is the bigger of the two towns and had a busy High Street with a good mix of cafes, shops, boutiques, super markets and sports clubs. Stafford Station with it's mainline connections to Manchester, Birmingham and London is 10.4 miles away - and the A5 for the M6 South/M54 and M6 North J14 are both approximately 10 miles away.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office, head north on the High Street. At the mini roundabout, take the second exit onto Stafford Street, go through one roundabout, at the roundabout, take the first exit onto Newport Bypass/A4, at the roundabout, take the 3rd exit onto A519, after 2.4 miles then turn right and continue onto High Meadow, where the property will be located.

SERVICES: We are advised that the property has mains electricity, water, septic tank drainage and oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING – C-73 - The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

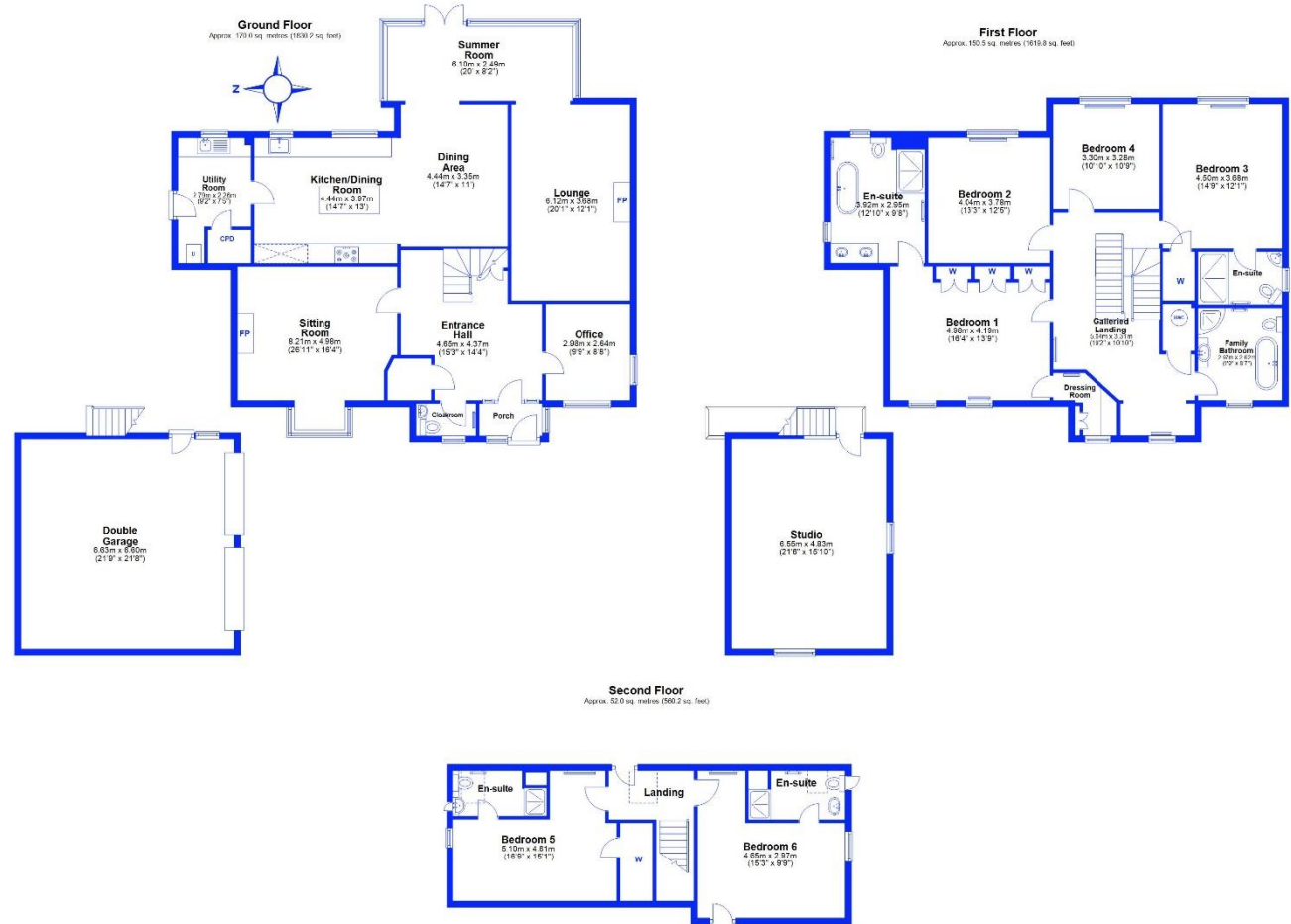
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

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This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All dimensions have been taken from the floor plan and are for guidance only. The floor plan is not a legal document and should not be relied upon for legal purposes. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. The floor plan is not a legal document and should not be relied upon for legal purposes. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. The floor plan is not a legal document and should not be relied upon for legal purposes.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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