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SALES & LETTINGS

Loxley Green, Nr. Kingstone, Staffordshire, ST14 8QF

£875,000



https://www.abodemidlands.co.uk







Situated on the rural outskirts of the sought-after village of Kingstone, this highly individual country residence offers approximately 354.9 sq m (3,820 sq ft) of accommodation, together with extensive ancillary buildings, garaging and stable facilities.

The attractive red-brick house combines traditional character with comfortable modern living, featuring exposed beams and brickwork, feature fireplaces and wood-burning stoves. The accommodation includes three bedrooms, two reception rooms, a well-appointed kitchen with central island, garden room/conservatory, office, utility room, multiple bathrooms and an integral garage.

A particular highlight is the impressive dedicated games room, with vaulted timber roof, exposed brickwork and a full-size snooker or billiards table, providing an exceptional space for entertaining and leisure.

The extensive courtyard and separate outbuilding range provide substantial additional versatility, including open garaging, two stable areas and storage, making the property ideally suited to those with equestrian, vehicle, hobby or country-living requirements.

The beautifully established grounds feature mature trees and hedging, landscaped lawns, brick walls and attractive rural views, creating a peaceful and private setting.

Kingstone itself offers a useful range of amenities, including the popular Shrewsbury Arms public house and restaurant, Talbot First School, village hall, church and The Manor Golf Club. Nearby Uttoxeter, only a short drive away, provides a much wider range of facilities including supermarkets, independent shops, restaurants, coffee houses and bars, schools, a railway station, modern leisure facilities and a multi-screen cinema.

A rare and versatile country property combining considerable character, generous accommodation, extensive ancillary facilities and a superb rural setting, whilst remaining conveniently positioned for the amenities of Kingstone and Uttoxeter.

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Approach & Grounds

The approach to the property is a notable feature in its own right. A long, gently curving driveway winds through beautifully established grounds towards the main residence, creating an impressive sense of arrival. Low brick retaining walls define the driveway and adjoining lawn areas, while mature hedging provides privacy, structure and a strong sense of enclosure. Traditional-style lamp posts and carefully considered planting further enhance the character, creating the atmosphere of a private country estate.

A substantial timber and brick entrance structure provides an impressive transition into the principal courtyard. The combination of traditional brickwork, timber, mature greenery and open countryside creates an unmistakably rural character from the moment of arrival.

The grounds immediately surrounding the house are predominantly laid to lawn, with mature trees providing scale, shelter and seasonal interest. Curved brick-edged borders and established hedging give the grounds a formal yet relaxed appearance, while the wider setting provides an attractive balance between landscaped gardens and open countryside.

In total, the estate extends to approximately 3.18 acres, incorporating a substantial area of flat, productive grazing land and rear paddock, making the property particularly well suited, although not solely, for equestrian use. The substantial existing stable block provides an excellent foundation for those seeking to keep horses or ponies at home, while the level nature of the grazing land offers practical versatility and ease of access. Equally, the versatility usage of the stable could also provide ancillary use (subject to necessary regulations).

At the northern point of the fields, a beautiful established coppice provides a mature and secluded backdrop, adding further biodiversity, privacy and visual interest to the grounds. Within the coppice is an attractive pond extending to approximately 55m x 15m, complete with a small island at its centre, creating a particularly picturesque feature and enhancing the sense of tranquillity.

The combination of formal gardens, established woodland, open grazing, paddock and equestrian facilities gives the property a rare versatility. Whether appreciated as a private country residence, an equestrian home or simply a substantial rural retreat, the grounds offer an exceptional sense of space, privacy and connection with the surrounding countryside.

The Home

The main house is an attractive traditional red-brick property with a distinctive roofline incorporating steeply pitched tiled roofs, projecting gables and dormer windows. Traditional-style windows and carefully maintained brick elevations complement the architectural character, while the surrounding landscaping provides an exceptionally attractive setting.

The property is further enhanced by external lighting positioned around the house and grounds. The lighting is operated by an automatic timer, providing seasonal night-time illumination to the exterior of the property. This creates an attractive ambience during the darker months while also providing useful illumination around the house and its immediate surroundings.

Internally, the house continues this strong sense of character. The accommodation is bright and comfortably presented, with white-painted walls providing a crisp backdrop to the exposed timber, brickwork and traditional architectural features. There is a pleasing consistency throughout the property, with natural materials and period-style detailing giving the interiors a warm and established country-house atmosphere.



Reception Accomodation

The principal living room is a wonderfully inviting space, with substantial exposed timber beams spanning the ceiling and a striking brick fireplace incorporating a wood-burning stove. The combination of exposed brick, timber, traditional furnishings and polished timber flooring creates a warm and comfortable environment, while the windows provide attractive views towards the surrounding grounds.

The second reception room provides a further characterful space for relaxation, entertaining or more formal use. Its traditional proportions and architectural detailing sit naturally alongside the principal sitting room, giving the house excellent flexibility for everyday family life, dining and/or entertaining.

The arrangement of the reception accommodation also creates an appealing connection with the garden room or conservatory, allowing the living spaces to flow naturally towards the outdoors.




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Garden Room/Conservatory

The conservatory is an especially attractive addition to the house, with extensive glazing providing an abundance of natural light and broad views over the surrounding grounds. Traditional brickwork forms the lower sections, while the timber-framed glazing and pitched roof give the room an appealing period character.

This is a versatile room that could readily be used as an additional sitting room, garden room, reading space or informal entertaining area. Its position provides a particularly enjoyable connection between the interior of the house and the landscaped grounds beyond. Equally, should any extensions be proposed, in our valuers opinion this area would be the perfect opportunity to create a larger footprint with a further bedroom above if required (subject to necessary permissions).

Kitchen

The kitchen forms a natural heart to the home and successfully combines traditional character with a practical and welcoming arrangement.

Alabaster Shaker-style cabinetry provides extensive storage, complemented by elegant Corian work surfaces and a substantial central island. Integrated appliances are incorporated within the cabinetry, while double-aspect traditional-style windows to the front and rear provide an abundance of natural light and attractive outlooks.

The room's character is enhanced considerably by the exposed brickwork, substantial dark timber beams and a brick fireplace incorporating a wood-burning stove. The tiled floor is both practical and sympathetic to the country character of the house.

The central island provides an excellent focal point and generous additional preparation space, with a small breakfast bar at one end creating a relaxed spot for informal dining or enjoying a morning coffee. The generous proportions allow the kitchen to function as a genuine everyday living environment, combining practicality with the warmth and character of the home.

Utility/W.C.

This is complemented by a separate laundry room, together with a ground-floor WC.

The Games Room

One of the property's most memorable features is its dedicated games accommodation.

Reminiscent of a Hunting Lodge style, a substantial brick-built games room with an impressive vaulted timber roof and a large snooker or billiards table (separate negotiation). The exposed brick walls, extensive timber construction, traditional lighting and decorative detailing create the atmosphere of a private country club.

This is a genuinely impressive leisure space, providing an exceptional setting for entertaining friends and family. The room has considerable visual impact, with the exposed roof structure and brickwork giving it a strong architectural identity of its own.

Office

Located directly off the games room, the office provides a quiet and practical space ideal for those working from home. Benefiting from dual-aspect views, the room enjoys plenty of natural light and an attractive outlook, creating a bright and pleasant environment for working throughout the day.

Offering a good balance of privacy and connectivity to the rest of the home, the space is well suited to a home office, study or flexible work environment.

Bedrooms

The first floor provides three bedrooms, together with two bathrooms (one en-suite) and a central landing.

The bedrooms are individually presented but retain the property's overarching country-house character. Several feature attractive exposed roof timbers or beams, traditional-style windows and generous freestanding or fitted storage. The neutral decoration provides a calm backdrop, allowing the architectural details and timber features to remain prominent.

One of the bedrooms has particularly striking exposed structural timbers across the ceiling, creating a highly distinctive architectural feature and reinforcing the character of the house.

The bedrooms also benefit from views across the surrounding grounds, maintaining the property's strong connection with its rural setting.

Bathrooms

The principal bathroom is generously proportioned and thoughtfully appointed in a warm, neutral scheme. It features a freestanding-style bath, separate glazed shower enclosure, wash basin, WC and bidet. The room is complemented by attractive Terrazzo tiling, sourced from a local quarry, together with practical flooring, creating a distinctive yet timeless finish.

The master en-suite shower room is finished with contrasting darker wall tiling and incorporates a glazed shower enclosure, WC and pedestal wash basin. The provision of multiple bathrooms, together with a separate ground-floor WC, adds considerably to the practicality and convenience of the accommodation.

The Courtyard & Ancillary Buildings

Beyond the main house is a substantial courtyard surrounded by attractive traditional brick-built stable buildings. The courtyard provides extensive hardstanding, parking and garaging, while the buildings offer a remarkable amount of additional accommodation.

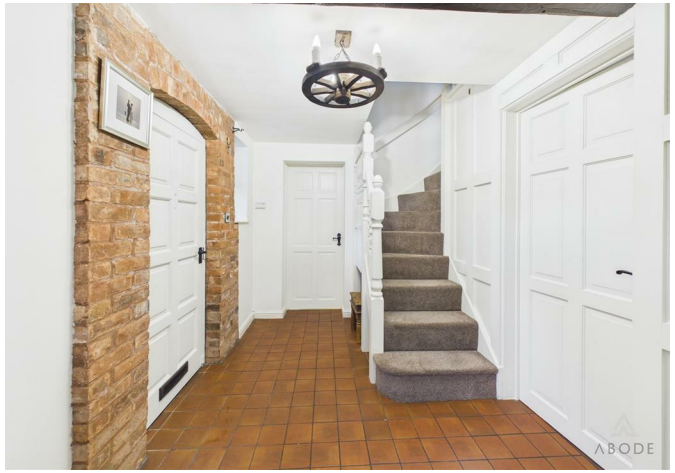
The separate Building 2, as shown on the floorplan, incorporates an open garage measuring approximately 7.83m by 4.08m, together with three stable areas measuring approximately 3.73m by 4.09m, 6.38m by 3.75m and 3.58m by 3.76m.

The scale and arrangement of these buildings provide exceptional versatility. They offer obvious potential for equestrian requirements, vehicle storage and garaging, workshop or hobby use, equipment storage and a wide variety of country-living purposes, subject to any necessary consents for a particular use.

Externally, the buildings complement the main residence extremely well. Their red-brick elevations, pitched tiled roofs and traditional detailing create a cohesive architectural composition rather than appearing as separate utilitarian structures.

















Garaging & Parking

The property provides an unusually generous amount of parking and garaging.

A spacious garage is attached to the main house, only with external access and provides secure vehicle accommodation and valuable additional storage.

The combination of these practical spaces is particularly useful for modern family living, while the property's extensive external buildings provide further opportunities for storage, conversion potential, hobbies and country pursuits.

The principal house has an attached garage, while the separate courtyard buildings provide further covered accommodation and extensive external hardstanding. The courtyard itself is sufficiently substantial to accommodate multiple vehicles, with the surrounding buildings providing additional security and storage.

This will be particularly attractive to purchasers requiring space for several vehicles, recreational equipment, machinery or other country-property essentials.

Gardens

The grounds are an integral part of the property's appeal.

The immediate gardens are laid predominantly to lawn and enclosed by mature hedging, established trees and attractive brick-edged borders. The landscaping provides privacy and structure while maintaining an open and natural relationship with the surrounding countryside.

Beyond the formal areas immediately surrounding the house, the property extends to a rear paddock with its own separate access, together with open grassland and attractive rural views. This additional land provides a wonderful feeling of space and tranquillity, while the paddock and its independent access offer useful versatility for equestrian, grazing or other countryside uses, subject to any necessary consents.

The combination of formal landscaping around the house, mature planting and the more open countryside beyond creates a particularly appealing balance between privacy and rural openness.

Services

The property is connected to mains water and electricity, with the house benefiting from oil-fired central heating served by an oil boiler. An external plastic oil storage tank is situated to the rear of the property. The property is also served by a private septic tank, which is located within the northern field.

Please note: The above information is provided for guidance only and should be independently verified by the purchaser and their solicitors as part of the conveyancing process. Prospective purchasers are advised to make their own enquiries regarding the services, heating systems, drainage arrangements, septic tank and oil storage, and to satisfy themselves as to the position before proceeding with the purchase.














Digitally Altered


































STOP
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Floor 0 Building 1

ABODE

Approximate total area(1)

191.77 m²

2,063.9 ft²

Reduced headroom

0.7 m²

8 ft²

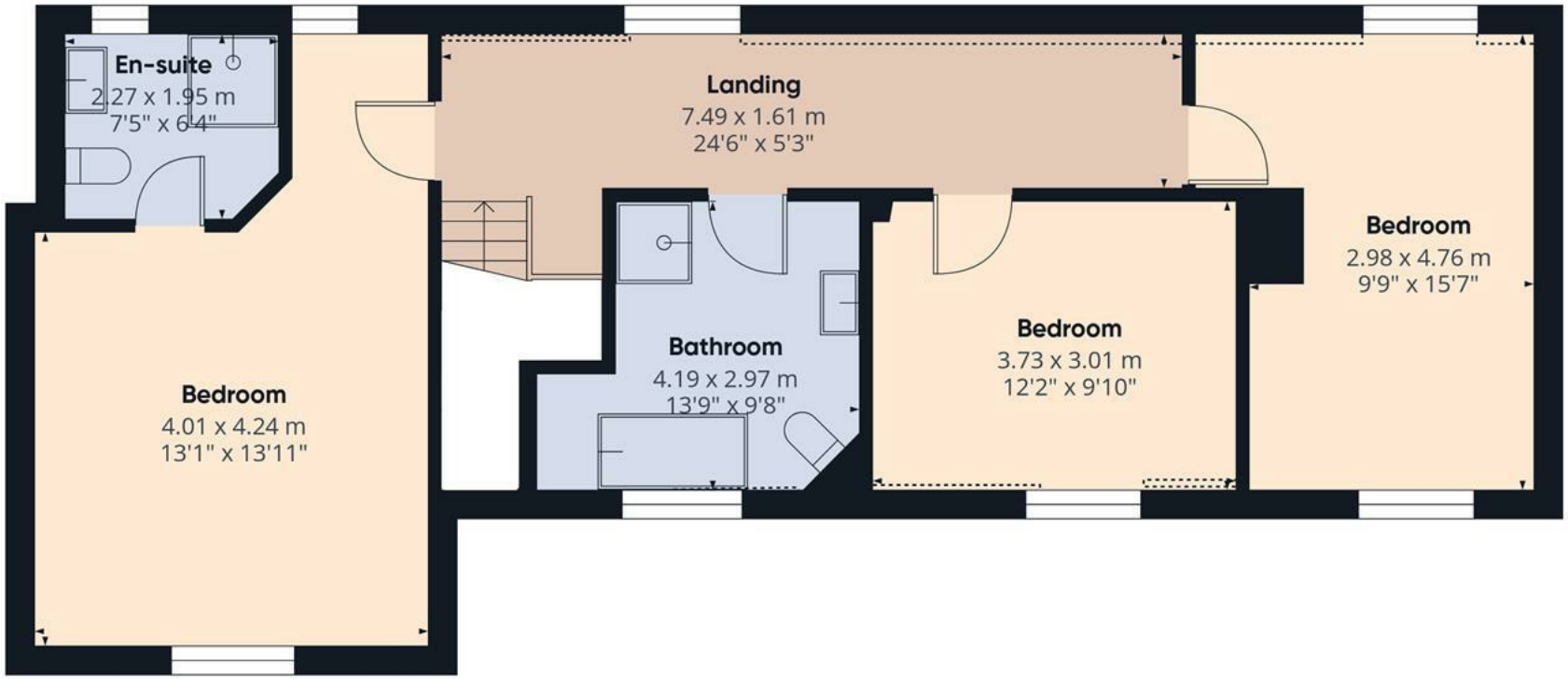
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area(1)

71.9 m²

773 ft²

Reduced headroom

1 m²

11 ft²

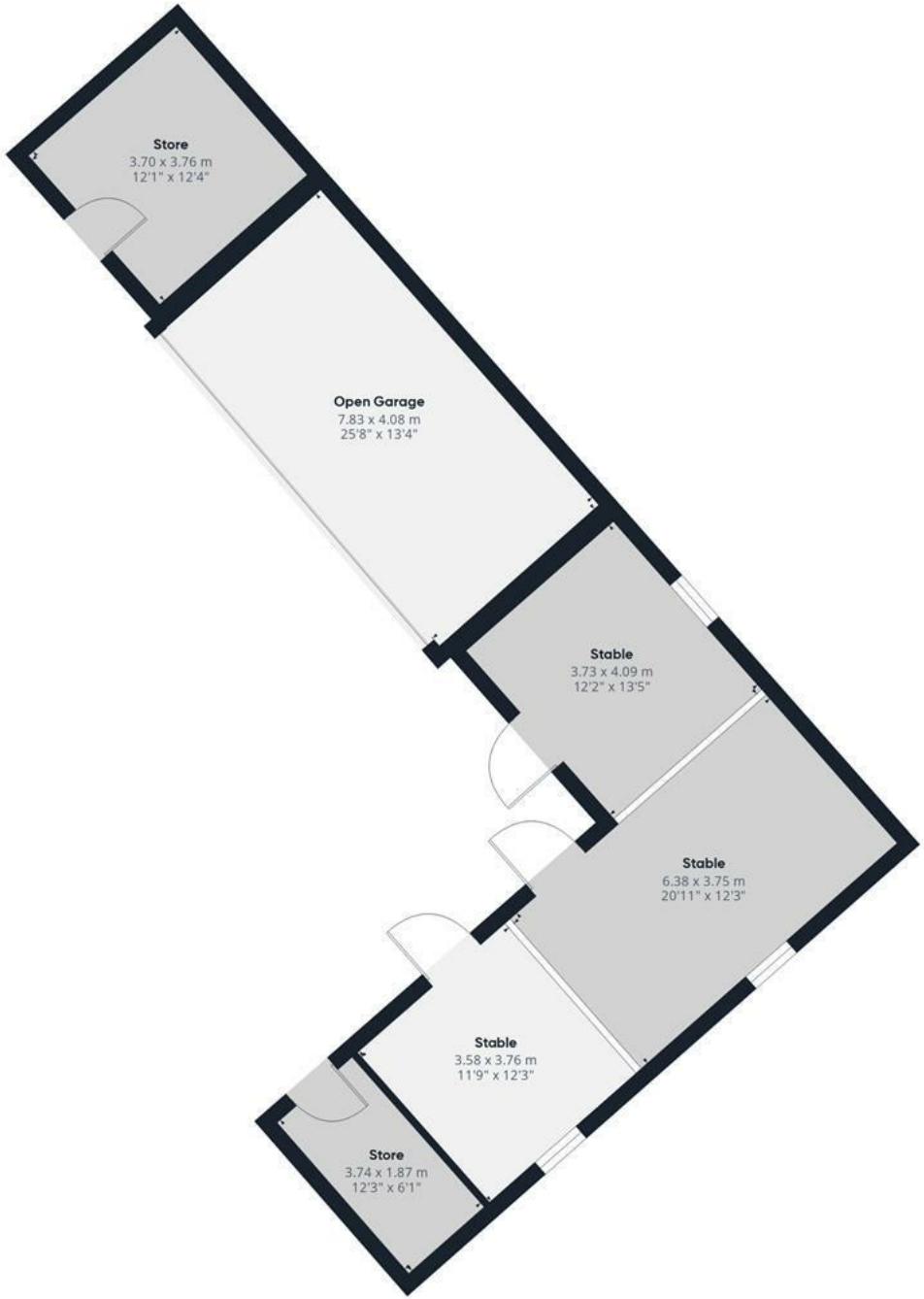
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

ABODE

Approximate total area(1)

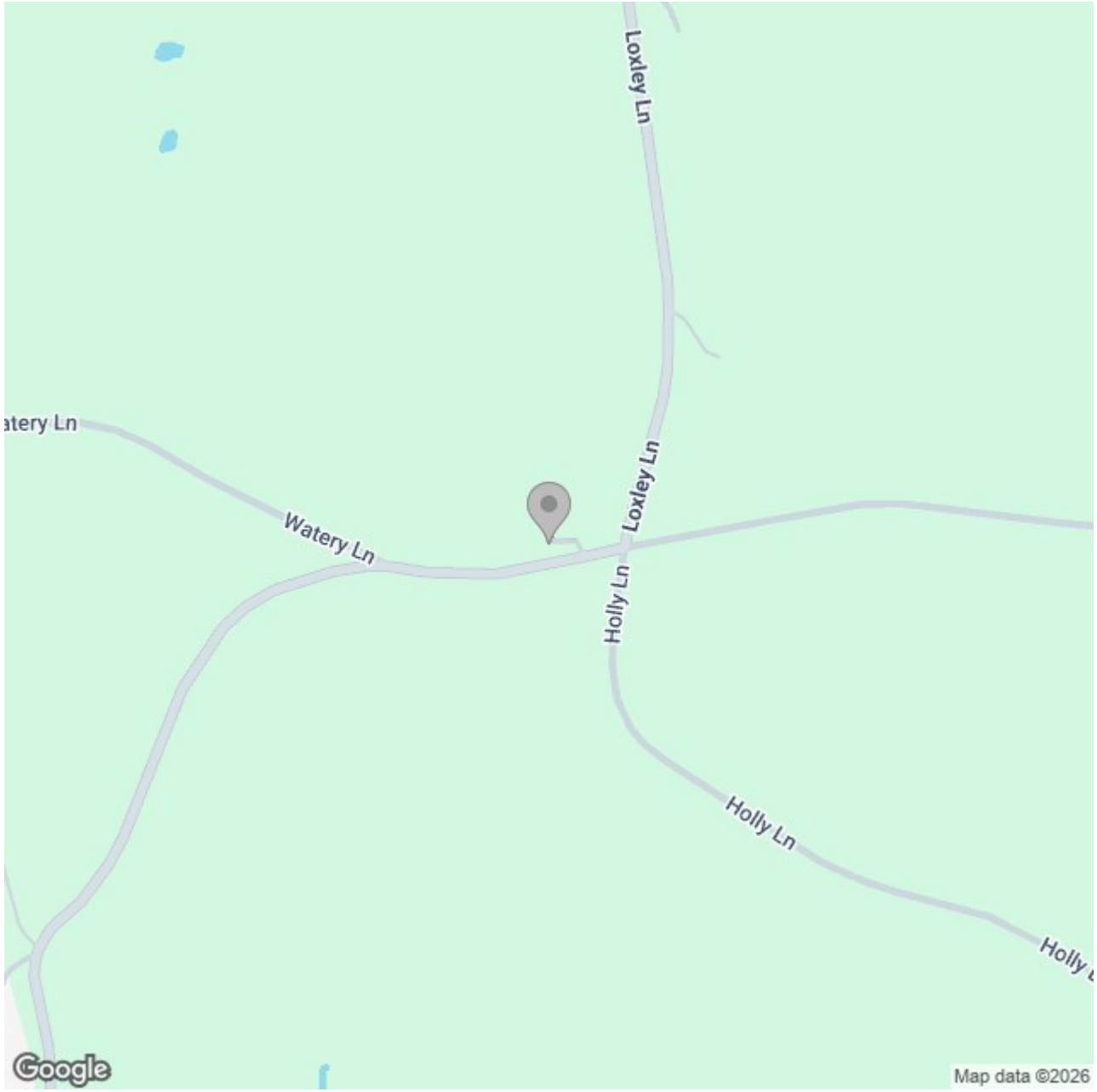
105.2 m²

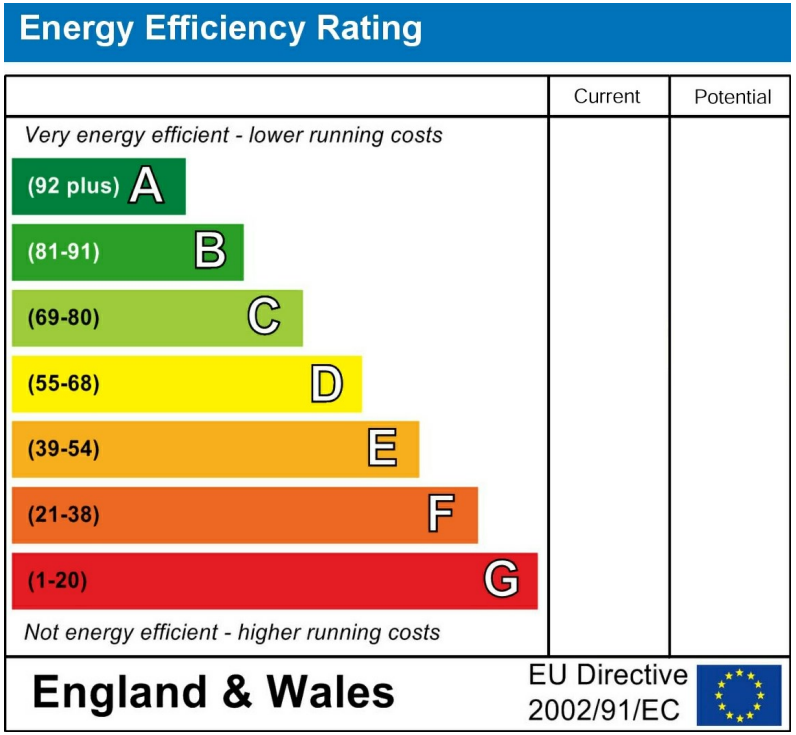
1132 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.