

Foxley
Mill Lane | Standon | Stafford | Staffordshire | ST21 6RP

FINE & COUNTRY

FOXLEY

Foxley is a deceptively spacious detached character residence situated in the hamlet of Standon close to the market towns of Stone and Eccleshall. The accommodation comprises of 5 bedrooms, 3 bathrooms and 3 reception rooms, all and positioned in a picturesque location with lovely views over open fields to the rear. In summary, a wonderful spacious character family home situated in a pleasant location.



GROUND FLOOR

On entering Foxley, you start to appreciate the charm and elegance of this detached extended residence which has a light and airy ambiance as you enter the entrance hall. This continues throughout this lovely home with its neutral décor and styling and offers a feeling of calm and relaxation but also the space for modern living.

The property has 3 receptions with the dining room overlooking the front gardens via the floor to ceiling bay window and ideal for those seasonal occasions such as Christmas for the family to enjoy.

Off the hallway the substantial kitchen/dining room is substantial in size with its open plan layout to the sitting room which is ideal for congregating for informal conversation and entertaining.

The farmhouse style kitchen has all the modern appliances and has a rustic charm complimented by the neutral décor and natural lite that floods in with the help of the floor to ceiling bay window to the front gardens.

A separate utility/ laundry room sits off the kitchen with a separate downstairs cloakroom. A disabled lift is also accessible from here.

Off the hall the 3rd reception is positioned overlooking the rear gardens and is spacious light and airy with the focal point being the fireplace and an ideal place to relax in front of for those cold winter days. The French doors give a natural flow to the rear gardens which are ideal for entertaining in the summer months.








F&M







SELLER INSIGHT

Foxley has been in our family for 58 years," say the owners. 'It was built by our parents in 1969 and has remained a much-loved family home ever since. We have always appreciated its peaceful setting and the wonderful uninterrupted views to both the front and rear.'

Set in the rural village of Standon, the traditional red-brick house occupies an elevated position, set back from the road behind a short driveway, with parking to the front and side and a large double garage. "Standon is a beautiful and peaceful village, and the house has such a lovely position. It feels rural and private yet is right in the centre of the village."

Arranged over two floors, the house, built in a traditional country-house style and has large Georgian-style casement windows throughout the ground floor, has been meticulously maintained by the family.

"We redecorated throughout in the early 2000s, with much of the décor by Colefax and Fowler. The kitchens and bathrooms have since been modernised and refitted within the last ten years."

At the heart of the house is the kitchen, dining room and sitting area, which the owners describe as "the perfect multipurpose entertaining space". "Designed to accommodate family life as well as guests, it provides a generous setting for entertaining and is one of the home's most enjoyable spaces. It is a great house for hosting and filling with family, while still being an energy-efficient home with minimal upkeep."

Outside, the traditional English country gardens have a mixture of formal planting, herbaceous borders and lawns to the front and rear. "The uninterrupted outlook adds to the sense of space and tranquillity, and the views are beautiful from both sides of the house. We have particularly enjoyed making the most of the wonderful setting."

*The village itself has a pretty church and duck pond at the top of the road, while the local primary school is just two minutes' walk away. "We both attended the village primary school, so the area has always been a very important part of our lives." With neighbours either side and the village at its heart, Foxley combines the advantages of country-house living with a strong sense of place. "It is a beloved family home, full of happy memories, and we will both miss it greatly."**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The first floor like the ground floor is spacious light and airy with 5 bedrooms with the master bedroom and bedroom 2 having their own en-suite facilities with the family bathroom catering for the remaining 3 bedrooms. Each have their own character and styling and are presented to a high standard.





































OUTSIDE

The front gardens are interspersed with mature shrubs and lawned areas with the drive and off-road parking offering space for numerous vehicles. The drive leads up to the double garage which is deceptive in size and offers access to the rear gardens which are pleasant private and have views over fields to the rear. There is numerous seating areas interspersed with mature shrubs and sections of lawn throughout.





LOCATION

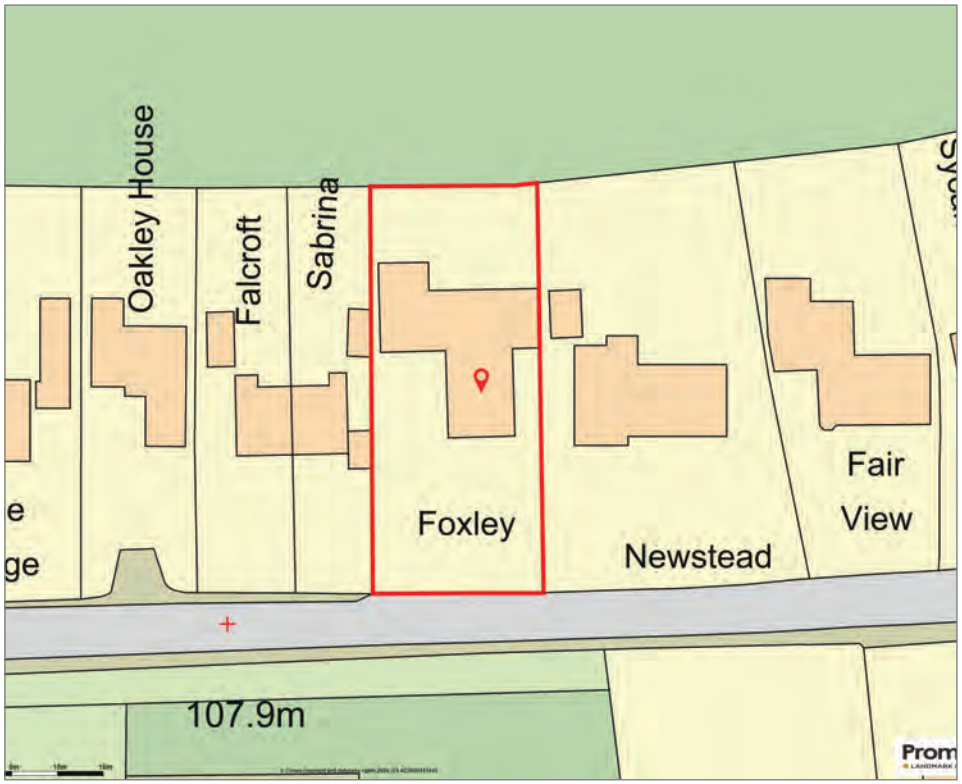
Foxley is situated in the hamlet of Standon close to the market towns of Stone and Eccleshall. Access to train stations is via Stafford or Stone and with easy reach to London within 1 hour 20 minutes, Birmingham 30 minutes and Manchester 1 hour.



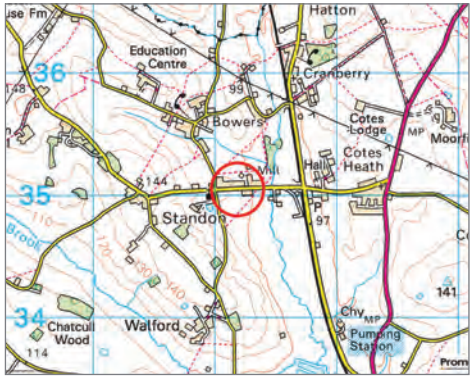












INFORMATION

Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band: F
Local Authority: Stafford Borough Council & Staffordshire County Council
Property Construction: Standard (Brick and Tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage: Private Drainage & Sewerage to a Septic Tank
Heating: Oil Fired Central Heating
Broadband: FTTC / Superfast Fibre Broadband connected. FTTP /Ultrafast Full Fibre connection also available - we advise you to check with your provider.
Mobile Signal/Coverage: There is limited 4G/5G mobile signal available in the area - we advise you to check with your provider.
Parking: Double Garage and Driveway, Off Road Parking
Special Notes: A Conveyance of the land in this title contains restrictive covenants

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Staffordshire on +44(0)1785 338 585

Website
For more information, please visit our website https://www.fineandcountry.co.uk/staffordshire-estate-agents

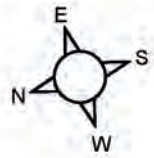
Opening Hours
Monday to Friday - 8.00am - 8pm
Saturday - 9.00 am - 4.30pm
Sunday - 9.00am - 4:00pm

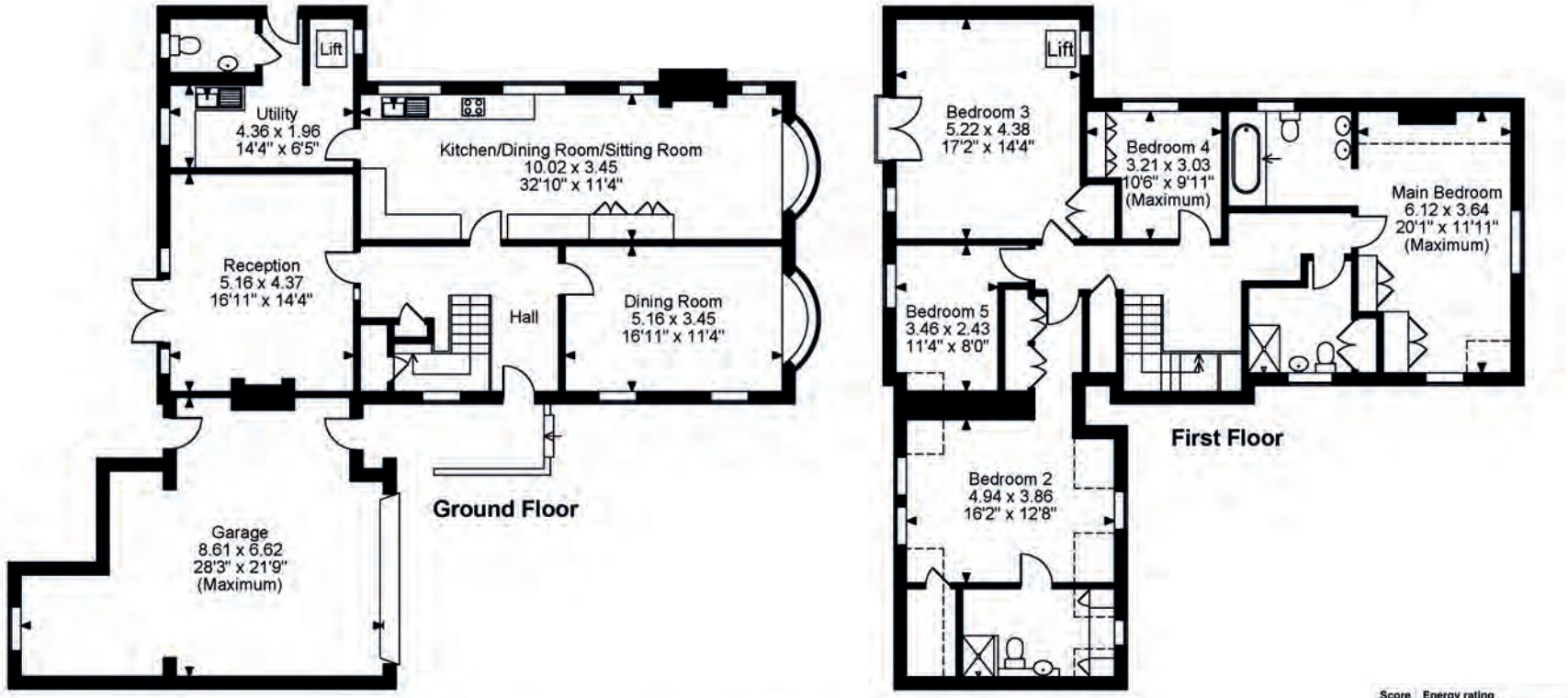
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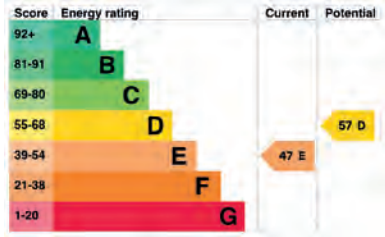
Foxley Mill Lane, Standon, Stafford

Approximate Gross Internal Area
Main House = 2491 Sq Ft/231 Sq M
Garage = 472 Sq Ft/44 Sq M
Total = 2963 Sq Ft/275 Sq M





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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY FOUNDATION

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