



THE COACH HOUSE, HOAR CROSS

HOAR CROSS, - GUIDE PRICE £1,250,000

chosen

Why this home is Chosen...



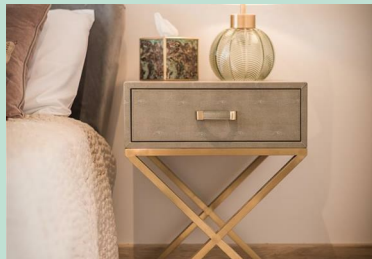
Nestled in the heart of the picturesque Staffordshire countryside, at the end of a private driveway, behind the embrace of electric gates, lies this exquisite 5-bedroom Coach House. It offers a perfect blend of tranquillity and convenience.

Situated in the sought-after area of Hoar Cross, the property is just a few minutes' drive away from the vibrant village of Barton Under Needwood, renowned for its charming ambiance and abundance of local amenities. It offers a lifestyle of comfort, convenience, and serenity for discerning buyers seeking a quintessential countryside retreat.

A quick tour

Highlights of this well presented property include:

- * Character property
- * 3 En-suites
- * Incredible views
- * Sought after location
- * Turn key residence
- * Tranquil setting
- * Air Source heating system
- * Underfloor heating throughout



THE COACH HOUSE, HOAR CROSS
HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



Modern Living

Renovated to perfection in 2019, the Coach House epitomises turn key elegance, boasting a flawless finish crafted to a remarkably high standard, ensuring a seamless transition into luxurious modern living.

The property boasts generously sized living spaces, including five well-appointed bedrooms, providing ample room for comfortable living and entertaining. Spanning three floors, the residence offers a spacious layout designed for contemporary comfort, comprising five bedrooms, including three en-suites and a family bathroom.



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen

Elegant Living



From the pristine resin bound driveway, a pathway takes you to the front door. The living-dining accommodation envelopes you as you enter. The kitchen dining area flows through into a beautifully presented formal sitting room, a useful laundry room which also house the Air Source heat pump and downstairs WC complete the ground floor. The staircase takes you up to the first floor offering 3 bedrooms, two with ensuites.

As you ascend the final staircase to the top floor, there a two bedrooms, both with en-suites and offering breath-taking views of the surrounding landscape. The Master bedroom suite exudes luxury and comfort, providing a serene retreat for its occupants. The bedroom itself is generously sized, The décor is elegant and sophisticated and the ensuite bathroom is a true sanctuary. A spacious walk-in wardrobe completes the suite.

THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen

Countryside Location



Last but not least is the outside space, a large patio area is your own private oasis – boasting a fantastic outside al fresco dining area and a beautifully landscaped garden space ideal for relaxation, outdoor dining, and enjoying the fresh country air. Perfect for hosting memorable gatherings with family and friends amidst the picturesque surroundings, enhancing the enjoyment of outdoor living.

THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



Carport and Garaging

The property is at the end of a private approach, behind the embrace of electric gates.

The driveway offers ample parking for multiple cars, setting the stage for the remarkable residence that awaits beyond.

Completing the ensemble is a wooden garage and carport, offering convenient storage solutions for vehicles and outdoor equipment.

THE COACH HOUSE, HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE HOAR CROSS

HOAR CROSS,

chosen



THE COACH HOUSE HOAR CROSS

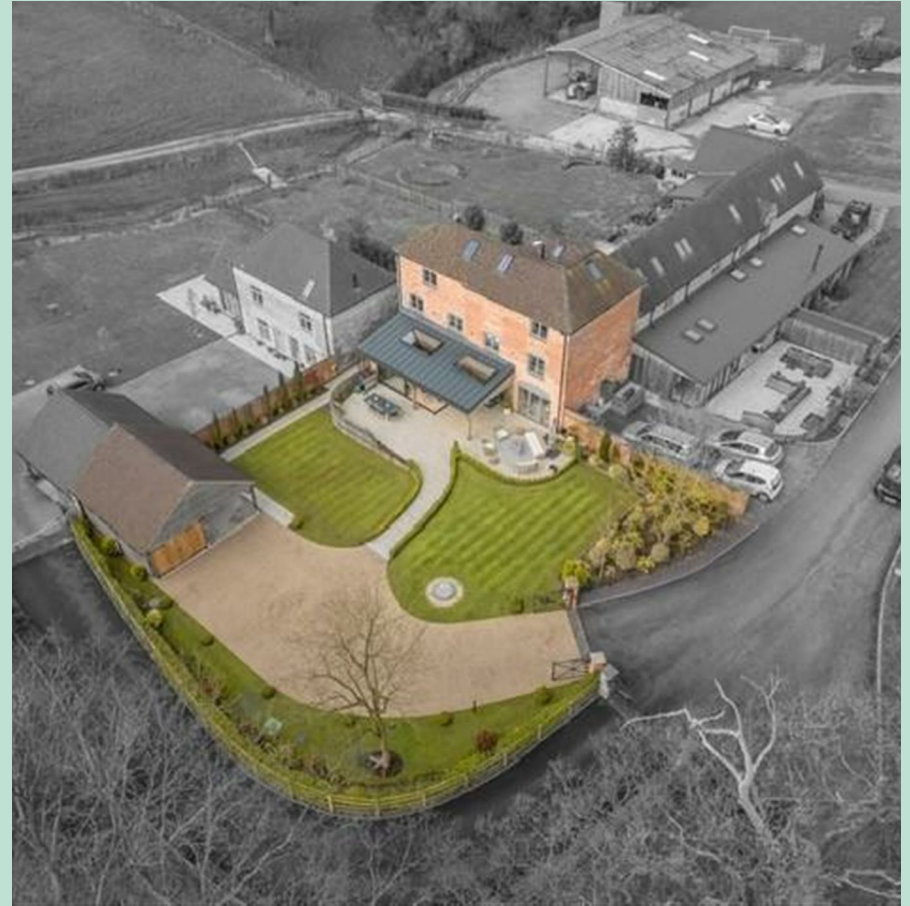
HOAR CROSS,

chosen



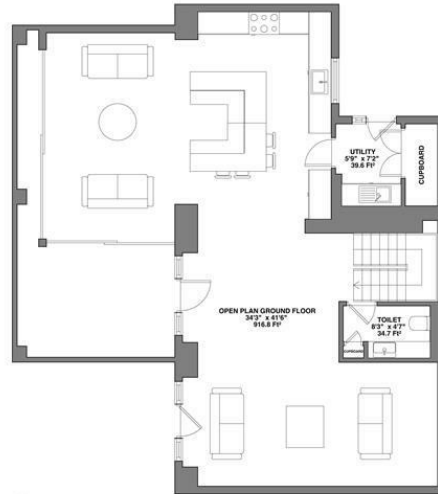
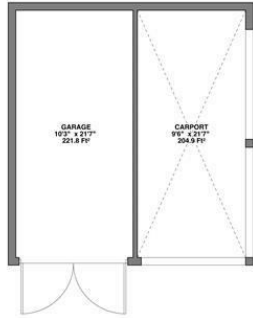
THE COACH HOUSE HOAR CROSS

HOAR CROSS,

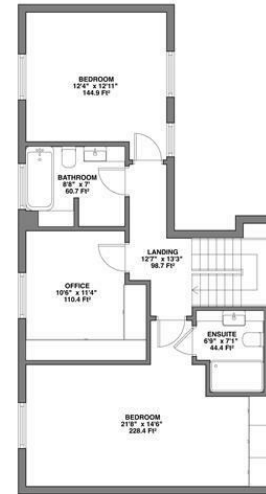


THE COACH HOUSE HOAR CROSS

HOAR CROSS,



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2787.4 FF²

(ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

THE COACH HOUSE HOAR CROSS

HOAR CROSS,

chosen

Enquiries

The Coach House Hoar Cross is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



0121 222 1180
team@chosenhome.com
chosenhome.com

Chosen Home Limited
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



chosen