



Apple House
Orchard Lane | Wolseley Bridge | Stafford | Staffordshire | ST17 0XR

FINE & COUNTRY

APPLE HOUSE

Apple House is a lovely detached modern family home situated in the hamlet of Wolseley and within easy reach of the county town of Stafford and Cannock Chase. The accommodation includes 4 bedrooms 2 bathrooms and 4 receptions as well as a double garage and private child friendly gardens to the rear. In summary an ideal well-presented family home in a popular location.



GROUND FLOOR

On entering Apple House you appreciate the pleasant balance of this modern home with the benefit of the character features throughout. This is never more emphasized by the exposed wooden flooring in the entrance hall complimented by the staircase and the neutral décor and styling offering a naturally lite and welcoming entrance. The feeling of space and cosiness are combined throughout the ground floor including the dining room with its double doors leading from the entrance hall. Presented to a high standard with its neutral décor the dining room is an ideal place for formal entertaining in its naturally lite surroundings. This continues with the main reception room across the hallway and an ideal room for relaxing in front of the fireplace and again presents itself to a high standard. The French doors give direct access to the rear garden and flow nicely between in and outside for those summer barbecues with family and friends. The family room is a cosy, equally well presented and again naturally lite with direct access to the rear gardens via French doors. The kitchen with its modern styling and design offers all the appliances you would expect for everyday living as well having its own separate utility room. There is a very useful study for those homeworkers and a downstairs cloakroom to conclude the ground floor accommodation.





SELLER INSIGHT

“ I was initially drawn by the area’s beauty, privacy, and quiet – yet it’s so well-connected to everything one needs. I wanted a comfortable, spacious, low-maintenance home, and Apple House ticked all the right boxes. Built in 2005, I was the first to live here,” says the owner of this attractive home. Set on a private road with only a few other homes, the property sits near the north-eastern tip of the Cannock Chase National Landscape and backs onto the Wolseley Nature Reserve, with private access for all residents to enjoy the trails and a nearby garden centre. “I love that every window offers a beautiful view of either the garden or the countryside beyond.”

Sizable yet cosy, the property is described by the owner as “traditional in style, where cottage meets house.” They add, “It’s been so easy to care for, and I’ve recently redecorated throughout, including a revamp of the main bedroom suite.” The double garage now includes stairs and flooring, ideal for storage or converting into a games room or office.

With an electric gate and a fully enclosed garden, the property provides both privacy and security. “Once the gate closes behind you, Apple House gives a calm, contented feeling,” the owner shares. “The garden is surrounded by an old red brick wall from the Wolseley Estate, which I believe was once part of a rose garden.” Lovingly maintained, the garden features a variety of David Austin roses, dahlias, and hydrangeas, along with mature trees, including a 300-year-old oak. “While the garden is wonderful during the day, it truly comes alive at night with clever lighting that illuminates the oak tree and other areas.” The owner has also added a charming garden house, creating an ideal space for barbecues.

Apple House has been wonderful for entertaining, with a dining room large enough to seat 10–12 and a driveway that can accommodate several cars. “The house is now too big for me and needs to be loved by a family.”

Beyond this wonderful home, nearby villages offer shops and schools, while Lichfield provides more extensive amenities. “The area offers great dog walking opportunities, several excellent golf courses and wonderful places to visit, like the National Trust’s Shugborough Estate. I love living a peaceful country life with so much happening around me.” For commuters, the location offers easy access to trains to London, Manchester and Birmingham from Stafford and excellent road connections.*

* 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 in keeping with the ground floor is spacious and light and having a very impressive galleried landing allowing access to the bedrooms of which there are 4 double bedrooms with the master having its own en-suite and walk in dressing room. Each of the bedrooms is presented to a high standard and complimented by the modern family bathroom.

















OUTSIDE

The grounds are mainly laid to lawn with a patio area adjacent to the rear of the property and ideal for entertaining. The rear gardens are private and child friendly while the front is enclosed by electric gates offering security with off road parking for numerous vehicles as well as a double garage.





LOCATION

Apple House is situated in Wolseley and is within easy reach of the county town of Stafford (approx. 8 miles) Stone (approx 12 miles). Main road networks are only seconds away giving access to Uttoxeter, Lichfield, Stone and Stafford. The nearest railway station is in Rugeley Trent Valley or Stafford offering access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services

Utilities Mains Gas and Drainage

Mobile Phone Coverage – 4G/5G. We advise you to check with your provider.

Broadband Availability – Ultrafast Broadband with speeds of up to 22 Mbps download and 1 Mbps upload.

Tenure – Freehold

Local Authority: Stafford Borough Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

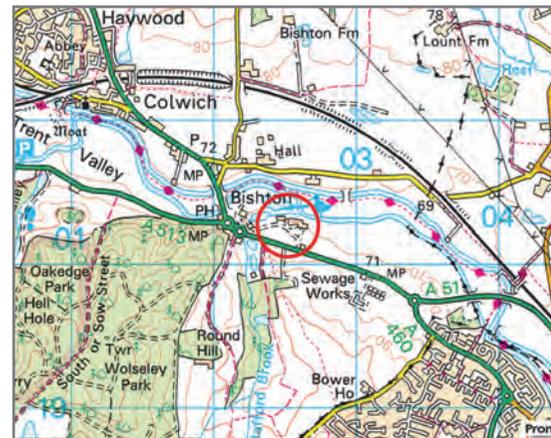
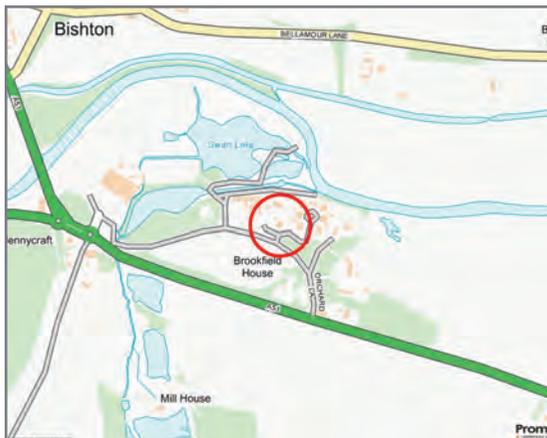
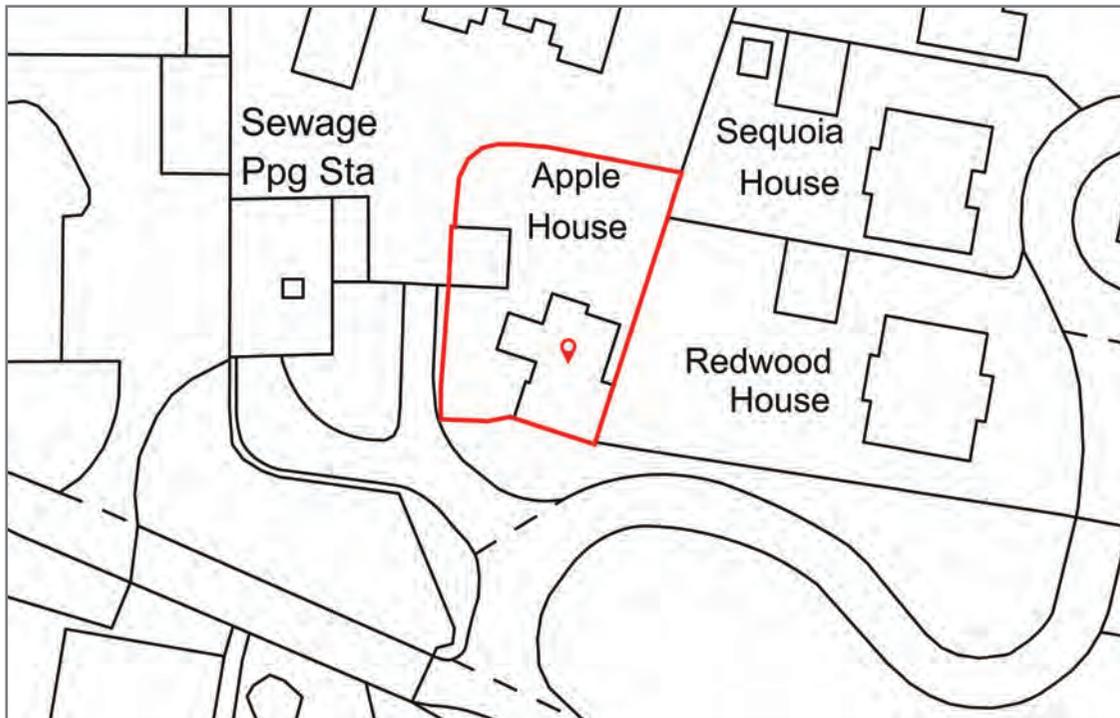
Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

Sunday – 8.00am- 8pm

Offers over £900,000



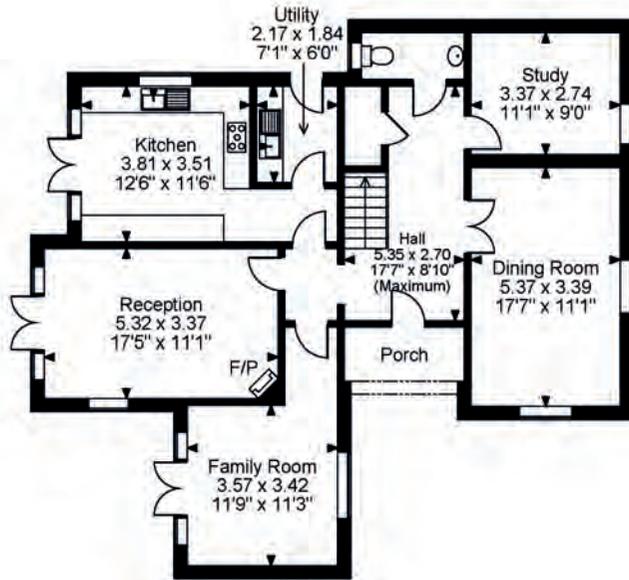
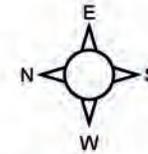
Apple House Orchard Lane, Wolseley Bridge, Stafford

Approximate Gross Internal Area

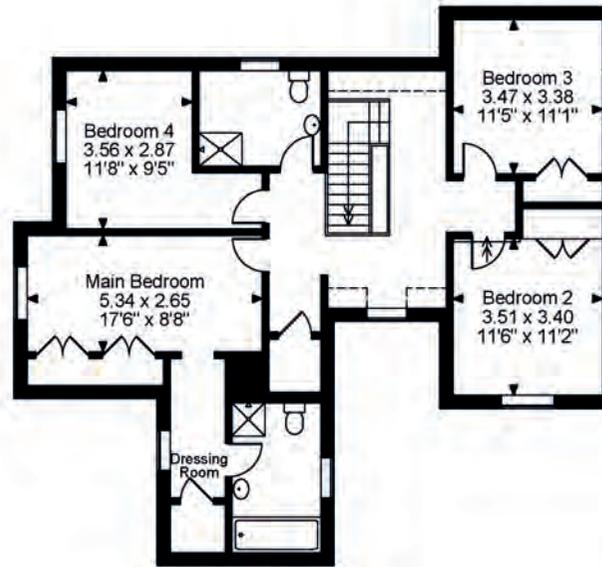
Main House = 2165 Sq Ft/201 Sq M

Garage = 517 Sq Ft/48 Sq M

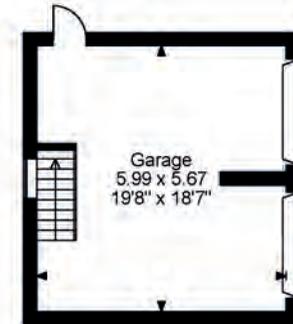
Total = 2682 Sq Ft/249 Sq M



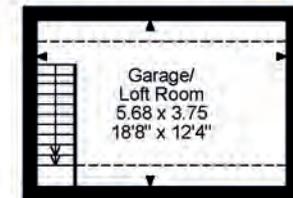
Ground Floor



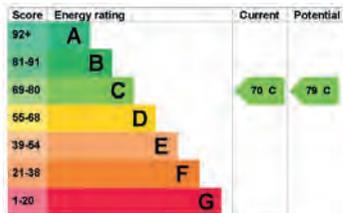
First Floor



Garage Ground Floor



Garage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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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Visit fineandcountry.com/uk/foundation

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