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 For Sale
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2 Mill House Gardens, Penkridge, Staffordshire, ST19 5BB

Dixon & Co

Sales Lettings Commercial

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2 Mill Gardens is a charming residence set close to the heart of Penkrigde Village. Of unique design, this expansive property of unusually large size, is set in a tranquil oasis of approx. ¼ of an acre.

Set to the rear of a privately owned, shared drive (owned by the vendors of 2 Mill Gardens) the property comes with ample parking as well as the potential to create a gated entrance if the purchaser requires. The property is conveniently situated within easy walking distance of Penkrigde village centre and also ideally located for commuting by rail or road with superb motorway access links at Junctions 12 and 13 of the M6 Motorway and Penkrigde Railway Station providing main line access to London, Manchester, Liverpool and Birmingham.

The village of Penkrigde has a full range of local shops and amenities as well as the long established and popular twice weekly market.

Schools in the area include three First schools, a Middle school and High school all receiving a Good Ofsted rating with Penkrigde Middle School and Wolgarston High School both rated Good with 1 outstanding feature.

This spacious family home has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. Internal accommodation comprises one reception room, a large kitchen, four double bedrooms and two family bathrooms.

Gardens extending to the rear of the property provide seclusion and plenty of character: a large front garden and driveway with parking for several cars, a delightful south facing rear garden, a private patio courtyard and an integral brick built garage with automatic door.

Porch: A wooden front door with window side panels is set back under a covered brick porch.

Entrance Hall: A large welcoming space with quality carpets, a 3D decorative sculpted feature wall panel to the rear and an open plan staircase leading to the first floor.

Kitchen: Located at the rear of the property with wonderful views over the garden, washing up will no longer be a chore. This kitchen has a full range of white wall and base units with contrasting marble effect counter tops giving a sleek uncluttered look with ample storage. Further storage facilities can be found within the pantry. The room has been extensively tiled for ease of maintenance, with a decorative border for added interest.

The utility area within the kitchen houses the cooker which has 4 gas burners, oven and separate grill, space for a fridge freezer and plumbing for a washing machine and dishwasher. A door leads to the second hall and access to the rear of the property.

W/C: A useful guest provision with low-level W/C.

Storage: There is plenty of storage in this area with a cupboard housing the hot water cylinder and a separate airing cupboard. There is a door leading to the integral garage and to the rear of the property with access via the car port, there is an external wood store.





Living Room: This elegant room is located at the front of the property with a large bay window letting an abundance of natural light flood into this area making it the perfect space for general entertaining as well as for family purposes. It has an inglenook fireplace with a working chimney providing the “Wow Factor” which is both environmentally and financially beneficial. With quality carpet and neutral decoration this is a charming space and the coving and decorative ceiling rose create a certain sophistication to this traditional lounge.

Dining Area: This spacious room is ideal for more formal dining and will easily accommodate 8–10 for dinner. With direct access to the conservatory this is a great place for entertaining.



Conservatory:

This is a fabulous asset to the property and the perfect place to enjoy the outdoors whatever the weather. The glorious views over the garden and the abundance of natural light will lighten even the most sombre of moods and is an effective transition from living room to garden.

Inner Hallway leading to:

Master Bedroom: A ground floor bedroom set to the front aspect with fully fitted wardrobes providing ample storage.

Family Bathroom:

A spacious bathroom comprising corner bath, separate walk in shower cubicle, low level w/c and a recessed wash hand basin concealed in a vanity unit.

Study/4th Bedroom: Currently used as a study this is a good size bedroom set to the rear of the property with views overlooking the garden.

There is potential for a ground floor annexe due to the layout and dimensions of this part of the property.





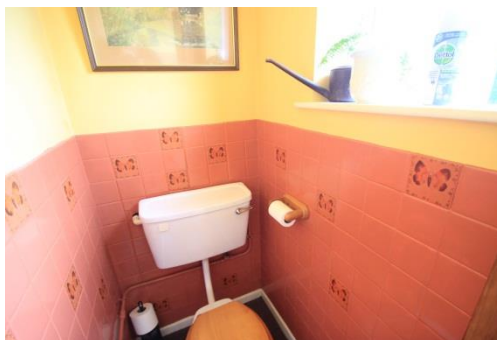
Landing: The stairs from the ground floor lead to a centralised landing that provides access into the two first floor bedrooms and family bathroom.

Bedroom 2: With a large window to the rear this is a bright, light room. Bespoke bedroom furniture has been fitted to maximise the use of space and the full height floor to ceiling cupboards provide sufficient storage space.

Bedroom 3: This vast room is currently used as a games room and has a large window to the side aspect making this a light and bright room. There is an in-built cupboard for storage and with the amount of space available the possibilities for this room are endless.

Bathroom: In need of some modernisation, this is a good size room comprising bath with overhead shower, w/c and wash hand basin.

Eaves Storage: A good storage provision.

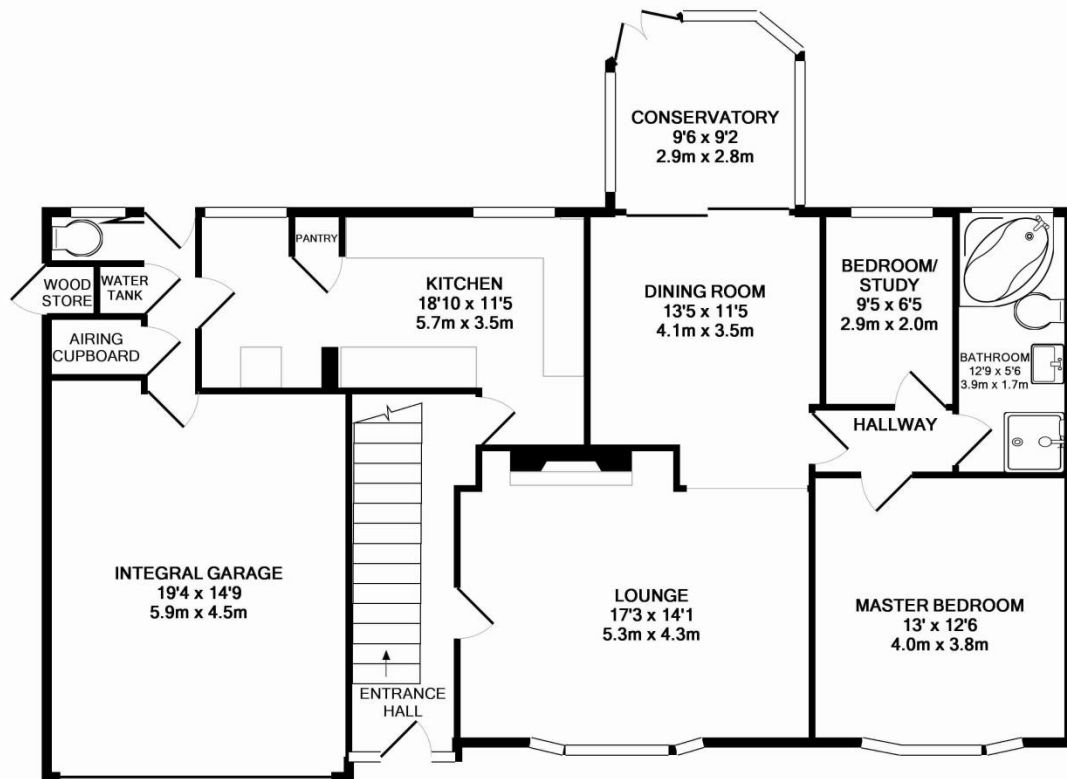


Garage: A large double garage with an automatic door and power & lighting. At the side of the garage is a useful car port with a door leading to the rear of the property.

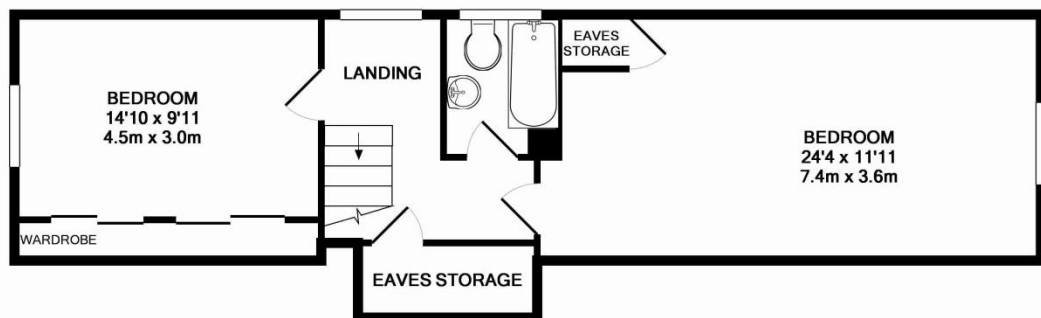
Gardens: Mill House Gardens has extensive grounds.

With manicured lawns, borders and beds with mature shrubs, trees, two patio areas, a duck pond and for the vegetable gardener, there is an allocated plot with raised beds.

Panel fencing makes this garden a private area and with the offer of Al fresco dining on the patio, or perhaps an after work glass of wine, this is quite simply an oasis for the private enjoyment of the home owners and represents a real asset to this charming residence.



GROUND FLOOR
APPROX. FLOOR
AREA 1385 SQ.FT.
(128.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1995 SQ.FT. (185.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate



2, Mill House Gardens, Penkridge, STAFFORD, ST19 5BB

Dwelling type: Detached bungalow
Date of assessment: 17 June 2016
Date of certificate: 21 June 2016

Reference number: 0333-2833-7769-9096-6235
Type of assessment: RdSAP, existing dwelling
Total floor area: 148 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

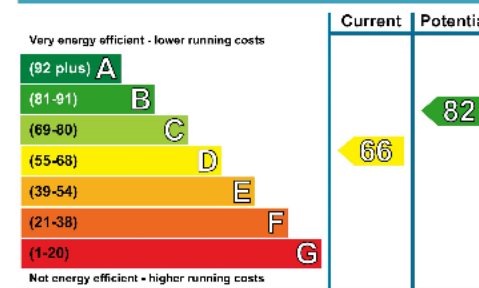
Estimated energy costs of dwelling for 3 years:	£ 3,870
Over 3 years you could save	£ 1,089

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 3,120 over 3 years	£ 2,190 over 3 years	
Hot Water	£ 450 over 3 years	£ 291 over 3 years	
Totals	£ 3,870	£ 2,781	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 366	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 348	✓
3 Solar water heating	£4,000 - £6,000	£ 153	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



2 Mill House Gardens,
Penkridge,
ST19 5BB

- Desirable Village
- Approx ¼ acre plot
- Versatile space
- 4 Bedrooms
- Annex potential
- Large double garage
- Car port
- Large Driveway
- Ample Parking
- Exquisite Private Gardens
- Summerhouse
- Mature Planting
- Kitchen Garden
- Duck Pond



AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.