

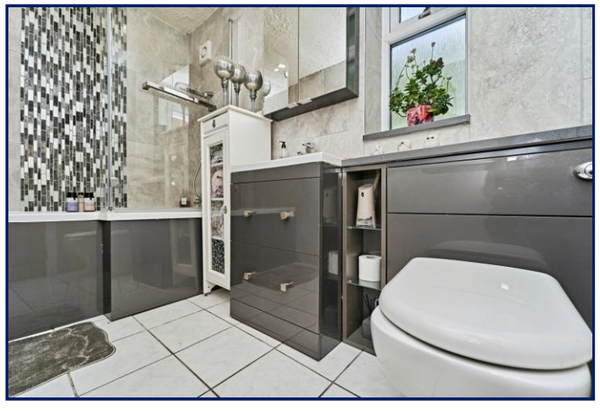














Woodhouse Lane, Haughton, Staffs, ST18

Offers in excess of £550,000

Reeds Rains

Tenure:	**Freehold**
EPC Rating:	**D**
Council Tax Band:	**D**

reedsrains.co.uk

A Rural Masterpiece with Versatile Living

This exceptional detached bungalow is a rare find, perfectly blending spacious family living with high-end modern finishes. Occupying a generous plot on the edge of a sought-after village, the property features a large extended lounge with a feature log burner and a stunning orangery-style sunroom that frames uninterrupted views of the surrounding countryside. The heart of the home is an opulent kitchen equipped with dual eye-level ovens, premium integrated appliances, and a central island with a raised breakfast bar.

A standout feature is the purpose-built studio annexe, offering a fully self-contained living space with its own modern shower room and patio doors—ideal for multi-generational living, a professional home office, or a private guest suite. The main residence offers four versatile bedrooms, including a principal suite with a contemporary mains-fed waterfall shower en-suite and dual vessel sinks. Outside, the sprawling grounds include a vast lawn, multiple stone-paved terraces for alfresco dining, and a secure gated driveway providing extensive off-road parking for 4+ vehicles.

Location & Amenities
*Situated in a peaceful, award-winning village, the property enjoys a thriving community atmosphere. Local amenities within walking distance include: **Shops & Services:** A recently refurbished Post Office/General Store, hairdressers, and the popular Red Lion Farm Shop famous for its locally produced ice cream. **Dining:** A well-regarded public houses, The Bell Inn, as well as a local fish and chip shop. **Community:** The village hall hosts regular activities, and the area is renowned for its spectacular annual Christmas light displays.*

Transport Links
*The property is ideally positioned for commuters, located on the A518 which provides a direct link between the county town of Stafford (approx. 4 miles) and Newport (approx. 8 miles). **Rail:** Stafford Mainline Railway Station is approximately 12 minutes away by car or bus, offering direct, high-speed services to London Euston, Birmingham, and Manchester. **Bus:** A regular bus service (Arriva UK) operates every 30 minutes through the village, connecting residents directly to Stafford. **Road:** Excellent access to the M6 motorway (Junction 13 or 14) ensures easy travel across the national motorway network.*

Schooling
The property is exceptionally well-served by local education:
***Primary:** The village is home to the Haughton St Giles C of E Primary Academy, which is rated 'Good' by Ofsted and is a short, safe walk from the property. **Nearby:** Other highly regarded primary options include Gnosall St Lawrence and Cooper Perry Primary School, both within a few miles' drive. **Secondary:** Comprehensive secondary education is available in nearby Stafford and Gnosall, with a variety of state and independent options easily accessible via local transport.*

GROUND FLOOR

Entrance Hall
Upon entering, you are greeted by a generous hallway that acts as the heart of the home. Warm wooden flooring runs underfoot, open to the kitchen and lounge for a seamless flow. This central space also provides access to three bedrooms and the main bathroom. A staircase with plush carpeting leads to the first floor, which is finished in soft neutral tones and brightened by integrated spotlights.

Kitchen Diner

Kitchen 21'3" x 14'7" (6.48m x 4.45m)
At the heart of the home lies this opulent, open-plan kitchen, designed with both grand entertaining and culinary precision in mind. The space is anchored by a feature central island, complete with an integrated electric hob, built-in power, and a raised breakfast bar for social dining.

High-end integrated appliances include dishwasher, dual eye-level ovens, a microwave, and a pantry fridge and freezer, all complemented by bespoke pantry cabinetry.

The aesthetic is one of timeless elegance, featuring neutral décor and tiled flooring with matching worktop upstands. This impressive room flows seamlessly into the entrance hall and dining room, with a rear hall providing convenient access to the utility room and garden.

Dining Room 13'1" x 9'10" (4m x 3m)
Designed for both formal entertaining and relaxed family meals, this smart dining room is flooded with natural light thanks to its dual-aspect windows overlooking both the front and rear aspects. The room features beautiful wooden flooring and a crisp, neutral decorative palette that enhances the sense of space. Open plan to the kitchen, it offers ample proportions for a large dining table, creating a seamless flow for hosting guests.

Utility Room
Conveniently located just off the kitchen, this spacious utility room is a masterpiece of practical design. It features hard-wearing LVT flooring and a large window to the rear that fills the space with natural light.

Designed to handle the demands of a busy household, it offers dedicated freestanding space for a washing machine, tumble dryer, and houses the efficient oil-fired boiler. The room is further enhanced by a sleek stainless-steel sink, ample storage cabinetry.

Lounge 22'8" x 15'8" (6.9m x 4.78m)
This expansive, extended lounge is a masterclass in comfort and style, perfectly designed for both large family gatherings and sophisticated entertaining. The room is luxuriously carpeted and features a striking multi-fuel burner as its focal point, providing a warm and inviting ambiance.

The space flows effortlessly into an open-plan sunroom, which is bathed in natural light thanks to a feature orangery-style roof. From here, bi-fold doors dissolve the boundary between inside and out, opening onto the garden and framing breath-taking, uninterrupted views of the surrounding countryside.

Bedroom One 18'1" x 14'2" (5.5m x 4.32m)
This striking principal bedroom is defined by its generous proportions and chic, modern aesthetic. A bold feature wall serves as a sophisticated backdrop to the sleeping area, complemented by plush carpeting and recessed ceiling spotlights. The room is exceptionally well-equipped, featuring a full wall of sleek, dark-wood wardrobes with integrated mirrors that enhance the sense of light and space and are available via separate negotiation. Side-aspect windows provide a bright, airy feel, while a private door leads directly into the impressive en-suite.

Ensuite One 11'10" x 5'2" (3.6m x 1.57m)
Step into a sanctuary of modern luxury with this remarkably spacious main en-suite. The double-heighted space is anchored by a large, fully tiled walk-in shower featuring a mains-fed waterfall head for a true spa-like experience. A bespoke vanity area boasts dual ceramic vessel sinks with sleek mixer taps, set against a dark granite-style countertop and topped by a large, illuminated mirror. Meticulously finished with contemporary tiling, the room also includes a low-level WC, a high-output heated towel rail plus a separate radiator, and an integrated extractor fan for ultimate comfort.

Bedroom Two 20'1" x 13'4" (6.12m x 4.06m)
Bedroom two is an incredibly vast and versatile space, having been thoughtfully extended to create a grand secondary suite. Fully carpeted for a premium feel and finished in soft neutral tones, the room offers more than enough floor space for a full suite of furniture and freestanding wardrobes that are open to separate negotiation. The highlight of this room is the dedicated dressing or seating area, where large patio doors provide a seamless connection to the garden, flooding the entire space with natural light.

Ensuite Two 7'2" x 5'2" (2.18m x 1.57m)
A double-heighted bright and well-appointed en-suite shower room, fully tiled for a high-specification look. It features a spacious enclosed shower with a luxurious waterfall head and a feature mosaic inlay. The modern white suite includes a pedestal wash basin and a low-level WC, all perfectly maintained.

Bedroom Three 15'5" x 14'7" (4.7m x 4.45m)
This incredibly flexible room is currently utilized as a second lounge, though its generous proportions make it an ideal candidate for a grand guest suite, professional home office, or a children's playroom. The space is anchored by a charming feature fireplace and a large walk-in bay window that floods the room with natural light while offering views over the front aspect. Fully carpeted for a cosy feel and finished in neutral tones, this versatile room adapts perfectly to your family's evolving needs.

Bathroom 9'5" x 5'6" (2.87m x 1.68m)
This masterfully designed family bathroom maximizes both style and space with its clean, contemporary layout. The room features a high-gloss grey vanity unit with an overmount sink, seamlessly integrated with a concealed cistern and low-level WC for a streamlined finish. A modern P-shaped bath offers the best of both worlds, with a dedicated shower area and a stylish glass screen. Fully tiled in large-format neutral slabs with a striking mosaic feature wall, the room is bathed in soft natural light from a frosted window, creating a private and polished retreat.

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FIRST FLOOR

Landing
The first-floor landing is a compact and efficient hub, providing direct access to the fourth bedroom, the upstairs cloakroom, and a large walk-in dressing room as well as door access to large eaves storage. Neutrally decorated and brightly lit from a skylight over the stairs, it ensures a seamless flow between the upper-floor facilities.

Snug 10'7" x 9' (3.23m x 2.74m)
Accessed directly through the landing, this remarkably spacious area offers a rare level of flexibility, making it an ideal choice for multi-generational living or a grand master suite. Currently utilized as a sitting room with ample room for furniture, the space is large enough to serve as a separate living room or quiet retreat. Bathed in light from a feature skylight and fully carpeted for a cosy feel, it provides a quiet and private extension to the upper floor.

Bedroom Four 15'1" x 9' (4.6m x 2.74m)
Accessed through the snug, this generous fourth bedroom is a truly versatile space, perfectly suited to a variety of lifestyles. Its spacious floor plan easily accommodates a double bed and additional furniture. The room is fully carpeted for a warm, comfortable feel and is bathed in natural light from a feature skylight window.

Dressing Room
Conveniently located off the first-floor landing, this spacious store cupboard is the ideal dedicated space for a dressing room. A highly practical addition that ensures a clutter-free home.

Cloakroom
Conveniently located on the first floor, this cloakroom is a practical addition to the upper level. It features a modern white suite, including a low-level WC and a classic pedestal wash basin. The room is finished with stylish wood-effect flooring and neutral décor with door access to spacious eaves storage.

OUTSIDE

Gardens & Parking
The property is set within extensive and beautifully maintained grounds that offer a true sense of Cotswold serenity. To the rear, a vast lawned garden stretches out toward the horizon, seamlessly blending into the open countryside and offering stunning, uninterrupted field views.

A generous stone-paved terrace provides the perfect vantage point for outdoor entertaining, while manicured hedgerows and mature specimen trees, including a striking weeping willow, add both character and privacy.

The property is approached via a secure gated entrance leading to a substantial driveway with ample off-road parking for multiple vehicles.

OUTBUILDINGS

Storeroom
This property benefits from a remarkably spacious external storeroom, offering a dedicated and secure space for all your outdoor needs. Whether utilized as a traditional potting shed, a workshop, or a convenient hub for gardening tools and lawn care equipment, this versatile room keeps the main house and garage clutter-free.

Annexe 17'9" x 11'10" (5.4m x 3.6m)
This property features a rare and highly desirable, purpose-built studio annexe, offering the perfect solution for multi-generational living or a high-end guest retreat subject to planning. This incredibly spacious, self-contained suite provides complete independence while remaining just steps from the main home. The bright, open-plan layout is centred around large patio doors that offer private, uninterrupted views over the beautifully maintained gardens. Finished to an exceptional standard with a separate fuse box and neutral décor, this versatile space represents a future-proof addition to any modern household.

Annexe Hall
Ideally positioned to the rear of the annexe, this dedicated hall serves as the perfect 'boot room' for a busy household. It offers a practical transition between the outdoors and the main studio, providing an essential space for keeping muddy shoes and paws tucked away. This thoughtful addition ensures the main living area remains clean and clutter-free, no matter the weather.

Annexe Cloakroom 5'7" x 4'7" (1.7m x 1.4m)
Complementing the studio annexe is this useful shower room, designed to provide complete privacy and self-sufficiency. The space features high-quality contemporary tiling space and plumbing for a spacious glass-enclosed shower cubicle if desired. This well-appointed facility ensures that the annexe functions as a truly independent residence, perfect for guests or multi-generational living, office or treatment space without the need to access the main house.

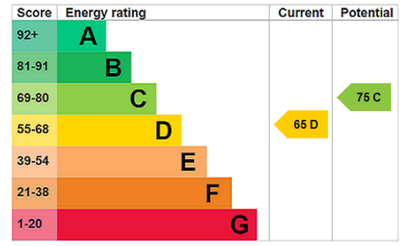
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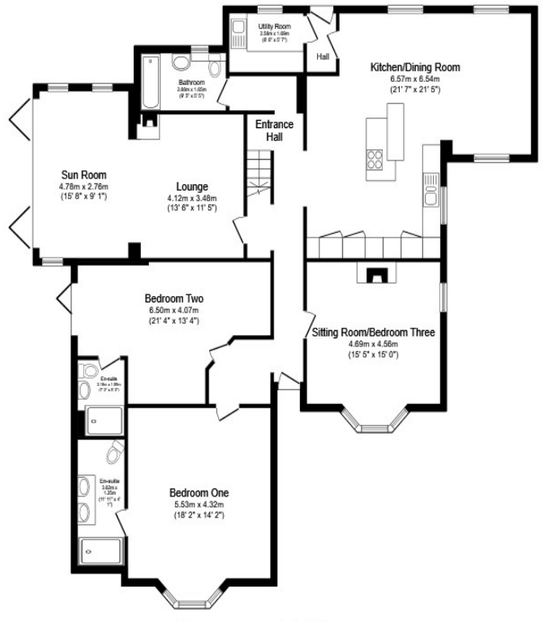
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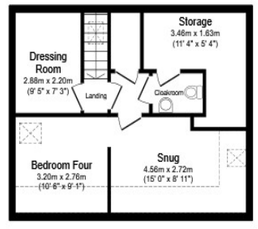
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EPC GRAPH

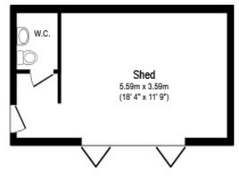




Ground Floor



First Floor



Outbuilding

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