



Helping *you* move



## The Oaks, 4 Old Hall Court, High Offley, ST20 0NA

A beautifully situated Barn Conversion offering stylish character accommodation. Features include: A bright Lounge, Open Plan Kitchen Dining Room, Utility and Ground Floor WC. Upstairs is the Main Bedroom with En-Suite, Two Double Bedrooms, and a Family Bathroom. The property also has the benefit of High Ceilings, Exposed Timbers, Garage Block and Parking.

Offers in the Region of  
**£475,000**



# The Oaks, 4 Old Hall Court, High Offley, ST20 0NA

## Overview

- Beautifully Situated Barn Conversion
- Three Bedrooms
- Open Plan Entrance Hall, Kitchen Dining Room
- Ground Floor W.C.
- Bright Lounge
- En-Suite and Family Bathroom
- Situated on a Corner Plot with Wrap Around Gardens
- Garage, Two Designated Car Parking Space plus Visitor Parking
- Exposed Timbers and High Ceilings Throughout
- EPC Rating - E, Council Tax Band D



## BRIEF DESCRIPTION

This beautifully situated and well-presented Barn Conversion is situated on a corner plot with Wrap Around Gardens. The property exudes stylish character and charm, offering a perfect blend of modern living and rustic appeal. The property features a bright and welcoming Lounge, filled with natural light, and an Open Plan Kitchen Dining Room that is ideal for both everyday meals and entertaining. The Kitchen is complemented by a Utility Room and a convenient Ground Floor WC. Upstairs, the first floor boasts a spacious Main Bedroom with an En-Suite, two additional Double Bedrooms and an attractive Family Bathroom. The property is rich in character, with exposed timbers and high ceilings throughout, creating a light and airy atmosphere.

## LOCATION

Situated in the sought after village of High Offley, approximately 1 mile from the larger village of Woodseaves, with its Post Office and public house. The town of Eccleshall is approximately 4 miles away, which offers a wide range of facilities and Newport is approximately 6 miles from away, with its High Street stores, smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Stafford and Telford town centre are approximately 10.5 miles and 16 miles distance. The property is approximately 6 miles from the A41, offering easy access to the West Midlands Road Network, in particular, the M6 to the North and the M54 to the South. The property is within easy commuting distance by car of Stafford, Telford, Cannock, Newport and Wolverhampton.

**SERVICE CHARGE:** We confirm there is a Management Company (Old Halls Barns Management Company Limited) One resident from each of the five properties in a director and a service charge is payable to them for the upkeep of the communal areas. This is currently £35.00 per month.



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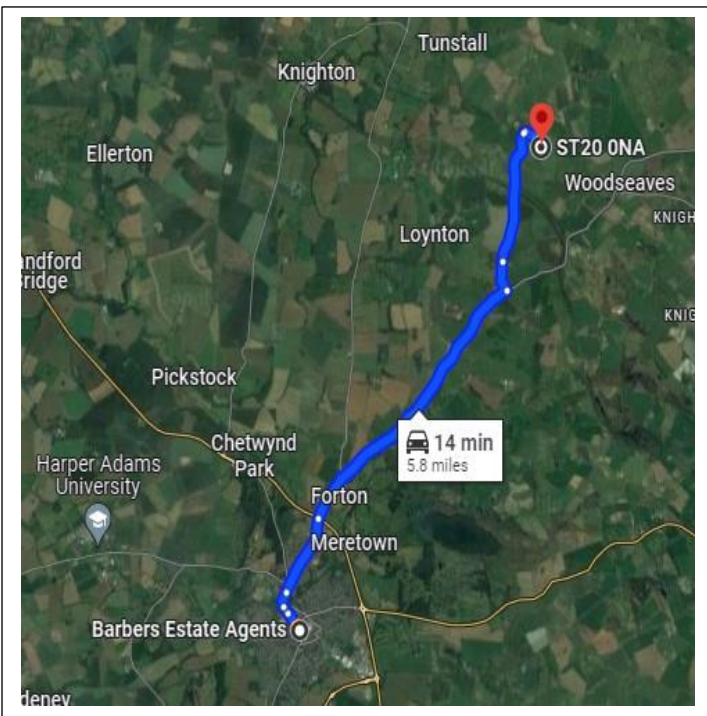


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains electricity, LPG central heating and a sewerage water treatment plant. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

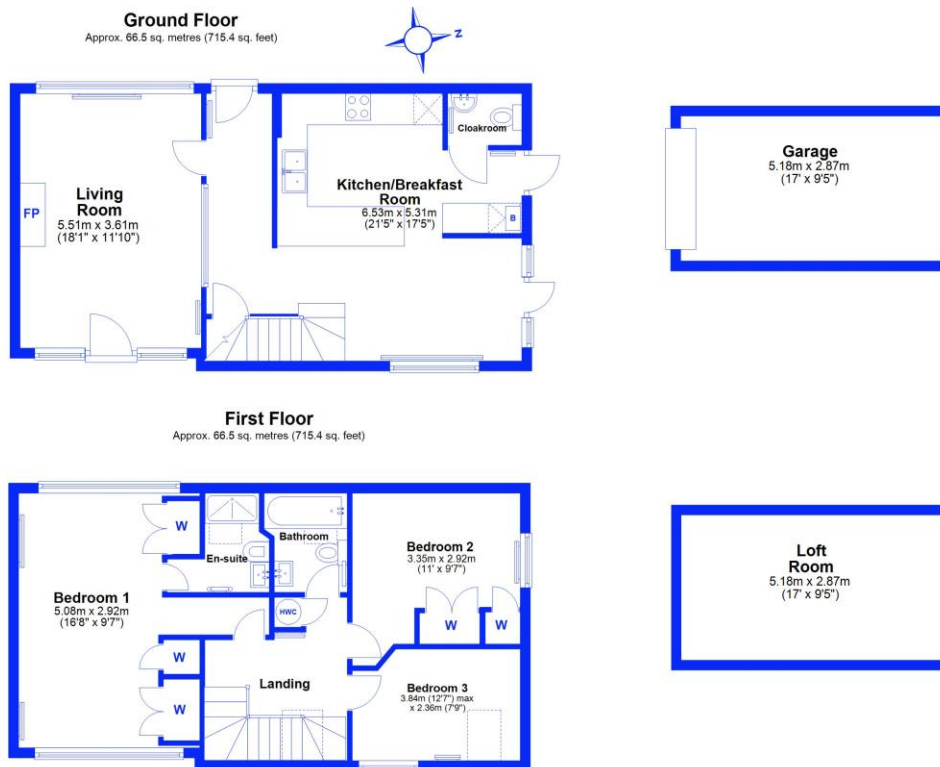


**DIRECTIONS:** From our office head north on High Street, continue onto Lower Bar and then continue onto Chetwynd End then slight right onto Forton Road/B5062. At the roundabout, take the 2nd exit onto A519 and continue for 2.9 miles, turn left onto Lynton Sands and continue onto Grub Street, continue for 1.2 miles slight right to stay on Grub Street, then turn right and right again and the property should be a little way along as identified by our For Sale Board.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Total area: approx. 132.9 sq. metres (1430.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

The Oaks, 4 Old Hall Court, High Offley, Stafford



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.