AN IMPORTANT GRADE II* QUEEN ANNE / GEORGIAN COUNTRY HOUSE SET IN WONDERFUL PARKLAND.

Grand Hall, Ballroom, Library, Dining Room, Morning Room, Kitchen
8 Bedrooms with en suite Bathrooms, 2 further Bedrooms and a further Bathroom, Linen Room.

Guest/Staff Apartment.

Former Brew House extensively renovated for commercial use.

Commercial offices (currently let).

2-acre walled garden/orchard.

Stabling. Tennis court.

Glorious gardens and grounds including a 3.5 acre lake.

2-bedroom lodge.

Beautiful parkland extending to about 95 acres.
INTRODUCTION

Oakley Hall is a house of significant importance, being listed Grade II* and built for Sir John Chetwode Bart in 1710 to replace the older manor house. Beautifully proportioned, the house was built in a classical style with two differing facades overlooking the lake to the north and the parkland to the south.

The Brew House, a handsome building also overlooking the lake, has been extensively renovated for commercial use and offers a number of extremely flexible options.

The substantial stable block, again which has been principally let for commercial use, provides an additional income. The stables, currently with 4 boxes, could be fully reconverted for equestrian use. There is fabulous riding both on the estate and in the immediate vicinity.

Beyond is a 2-acre walled garden.

Hard tennis court.

Down below the house is a beautiful lake, extending to 3.5 acres with trout fishing and boating.

At the head of the drive is an entrance lodge.

The whole is set in about 95 acres of beautiful parkland.

SITUATION

Oakley Hall is in beautiful countryside in a highly accessible yet private situation down a long tree-lined drive.

The M6 (J15) is only 13 miles distant, with Market Drayton 5 miles and Nantwich 15 miles, with the larger centres of Stoke-on-Trent 16 miles, Stafford 19 miles and Shrewsbury 24 miles. Trains from Stafford to London Euston only take 1 hour 20 minutes. The international airports at Birmingham, Manchester and Liverpool are all within easy distance.

There are a number of excellent schools both in the private and state sector within easy reach of Oakley Hall.

Leisure pursuits are also excellent, including a top class golf course at Hawkstone Park as well as Market Drayton Golf Course. The property is nearby to the North Staffordshire Hunt and there are also numerous opportunities in the region for riding, walking, fishing and cycling.
Oakley Hall is approached past the entrance lodge down a long tree-lined private drive that sweeps in front of the house. The house is built of brick on a sandstone plinth with a balustrade entrance front of 11 bays, with 2 sphinx-like statues with female heads flanking the entrance. The front door leads into the impressive Grand Hall, about 50’9” x 29’2”, with its high ceilings and fine fireplaces to either end.

Over the years Oakley Hall, while principally being a private house, has hosted up to 12 weddings a year, providing an additional source of income. There is a licence for civil ceremonies. The principal reception rooms flow neatly off the Grand Hall with the formality and elegance of the ballroom and dining room, with the library and morning room being less formal. The Kitchen is set in a fabulous position overlooking the lake.
An elegant classical Georgian staircase sweeps up to the first floor, with a beautiful Principal Bedroom Suite with curved windows overlooking the terrace and lake. The main house has been laid out to provide 8 bedrooms with en suite bathrooms together with a further 2 bedrooms and a bathroom.

There is a separate guest/staff apartment with 2 bedrooms, sitting room and bathroom. There is also a substantial cellar with wine cellar, sauna room, walk-in safe and boiler room.

At the side of the house is a private courtyard which leads on to the Brew House. This has been let on a commercial let until recently, but could be converted to residential use, subject to planning. It similarly has fantastic views over the lake.

The Stable Block has been converted to offices. The principal portion is currently let to a specialist engineering business. The stable block has 4 stables and could be further converted back as a whole or in part to stabling if so required. Details available on request from the Vendors’ agents.
Approximate Gross Internal Area:
House - 1,327.8 sq m / 14,292 sq ft
Cellar - 239.8 sq m / 2,581 sq ft
For identification purposes only. Not to scale.
GARDENS & GROUNDS

To the rear is a walled garden with a separate tennis court. The gardens and grounds are spectacular with a plethora of wonderful trees and shrubs.

The fabulous lake is a centrepiece of Oakley Hall and was restored in 2000. There is trout fishing in the lake and the adjacent River Tern.

The beautiful undulating parkland extends to about 95 acres. The farmland and parkland are farmed in hand.
WOODLAND
The Oakley Hall Estate is particularly beautiful, not only with the formal drive but with the parkland, grassland and approximately 22 acres of mature woodland. These are a combination of large mature principally hardwood flanking the far side of the lake and a number of other small woodland areas and spinneys.

WEDDING BUSINESS
Over recent years the Vendors have carried out up to 12 weddings a year. The venture could be continued if so required. Oakley Hall holds a licence to conduct civil ceremonies.
North Lodge extends to 2 bedrooms and is currently let on an Assured Shorthold tenancy.
DIRECTIONS
From the M6 motorway take Junction 15. At the roundabout turn right and almost immediately right again. At the roundabout with the A53 turn left. At the junction with the A51, turn right and then almost immediately left, continuing on the A53. Proceed to the village of Loggerheads. In Loggerheads turn right onto the B5026. In Mucklestone turn left in front of the church. Proceed for about ½ a mile until the T-junction. Turn right onto the B5415. After about 200 yards, take the 1st turning to the left. Proceed for about ½ mile and the drive to Oakley Hall is on the left-hand side. Oakley Hall is found about ¾ of a mile down at the bottom of the private avenue.

LOCAL AUTHORITY
Newcastle Borough Council. Tel: 01782 717717.

COUNCIL TAX
- Residential rates: £3,245.70 (March 2017)
- Business rates: £5,000 (March 2017 – currently exempt).

LISTINGS
- Oakley Hall (created 1710): Grade II*
- Pair of sphinxes at east entrance: Grade II
- Gate piers: Grade II
- Ice house (created 1734 – 1767): Grade II
- Grotto (created 1700 – 1767): Grade II
- Stable block (created 1767 – 1799): Grade II
- Brew House (created 1800 – 1833): Grade II

SERVICES
Mains electricity and mains water are connected. Private drainage. Oil fired central heating. There are a number of wood burning stoves serviced by timber from the estate.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

METHOD OF SALE
Oakley Hall is offered for sale by private treaty.

TENURE
Freehold, but it should be noted that part of the stable block is currently let to Granage EMC.
North Lodge is currently let on an Assured Shorthold tenancy.

VIEWINGS
Viewings are strictly by prior appointment and can be arranged through Savills.

FIXTURES AND FITTINGS
All carpets, curtains, blinds, light fittings, garden furniture and sculptures are expressly excluded from the sale. Only those items described in these particulars are included in the sale, and the Vendor can give no warranty of serviceability. The right is reserved to remove any items not specified or described prior to completion of the sale.
Important Notice

Savills and their clients give notice that:

They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared: July 2017.


Savills West Midlands
Hall Court
Telford, Shropshire
TF3 4NF
Tel: +44 (0) 1952 239 500
Contact: Tony Morris-Eyton
amorris-eyton@savills.com
www.savills.co.uk