

Roughcote Grange, Caverswall, Staffordshire

*A select development of
individual rural homes*



Staffordshire Country Homes

Roughcote Grange, Caverswall, Staffordshire

A rural location, convenient for every amenity

Roughcote Grange offers the ideal combination of a countryside location which at the same time is convenient for every amenity.

On the edge of the rural Staffordshire Moorlands, Roughcote Grange lies just a mile from the centre of Caverswall village – an historic settlement that can trace its roots back well before the Domesday Book.

While its many old buildings – including Caverswall Castle, founded in the 13th Century – bear witness to the past, today's Caverswall is a thriving community.

Two highly-regarded primary schools, two churches, a village store and post office, and two pubs are

amongst its facilities. The Village Hall hosts a wide range of community groups and events and village organisations range from an historical Society to a cricket club.

Roughcote Grange is ideally placed for many other facilities beyond Caverswall village itself. A choice of two high schools are within easy reach and there is ready access to the many retail and leisure attractions both of the Stoke-on-Trent conurbation and the Staffordshire Moorlands.

The A50 dual carriage is minutes' away, providing convenient commuting to major employment centres and access to the motorway network.

Further local and historical information can be obtained from the Caverswall community website – www.caverswall.org.uk



Individual designs, equipped to highest standards

Roughcote Grange is an exclusive development of four homes individually designed to reflect the site's long history as a farmstead and taking full advantage of this rural location.

Originally a livestock farm beside the neighbouring Roughcote Hall, in 1975 the site became the first permanent home of Longton Rugby Union Football Club. For three decades Roughcote served the rugby players well and led to considerable expansion in the club's activities.



Offering either four or five bedrooms, the spacious family homes of Roughcote Grange offer a high standard specification which includes:

- bespoke kitchens equipped with either Bosch or Smeg appliances
- fully-tiled en-suites equipped with power shower
- fully-tiled main bathrooms equipped with Jacuzzi bath
- remote-controlled garage doors

For full details see our specification pages later in this brochure.

While our new homes are constructed to meet the latest energy efficiency standards, Staffordshire Country Homes offers buyers the option to incorporate measures to further enhance energy efficiency and reduce environmental impact.

Accessed via a remote-controlled gated entrance, all four homes stand in landscaped gardens. Families with equestrian interests will note there is an opportunity to purchase two adjoining pony paddocks with option to acquire additional land totalling 2.5 acres.

Every effort is made to ensure the accuracy of the details contained within this brochures. The information is however fo guidance only and Staffordshire Country Homes reserves the right to alter any part of the specification at any time. The contents do not form any part of a contract or the representation inducing any contract. All properties are offered subject to contract.

De Stafford House, Roughcote Grange

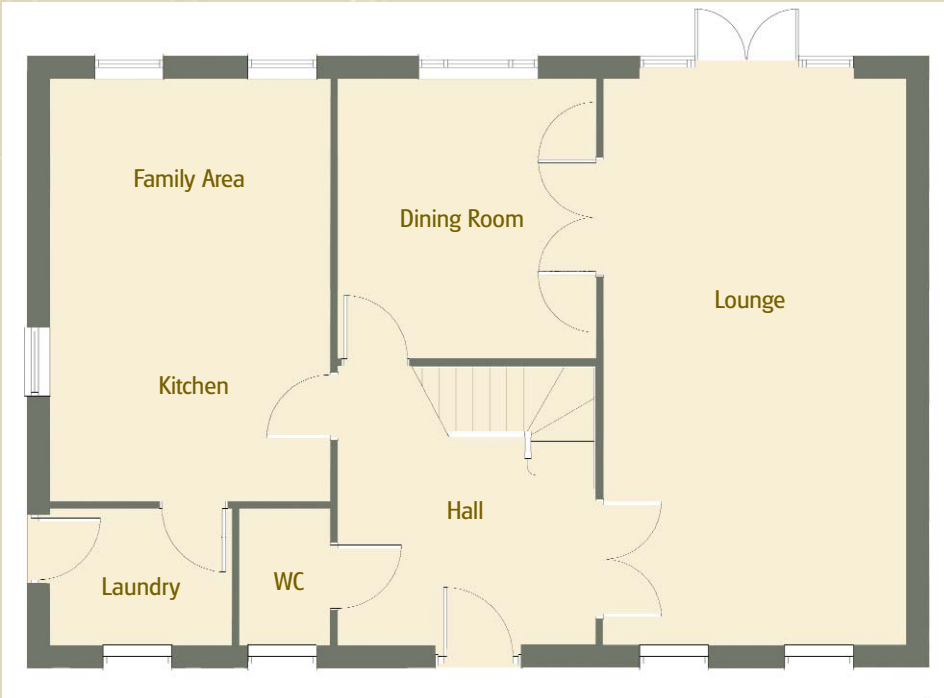


With classic styling and generous proportions, De Stafford House offers lounge, separate dining room and a fully fitted kitchen with family area on the ground floor. On the first floor are five bedrooms, two of which have en-suite shower-rooms.

Outside there are ample gardens and a detached double garage. The opportunity to acquire an adjacent paddock and adjoining land of up to 2.5 acres, make De Stafford House a tempting choice for the family with riding interests.

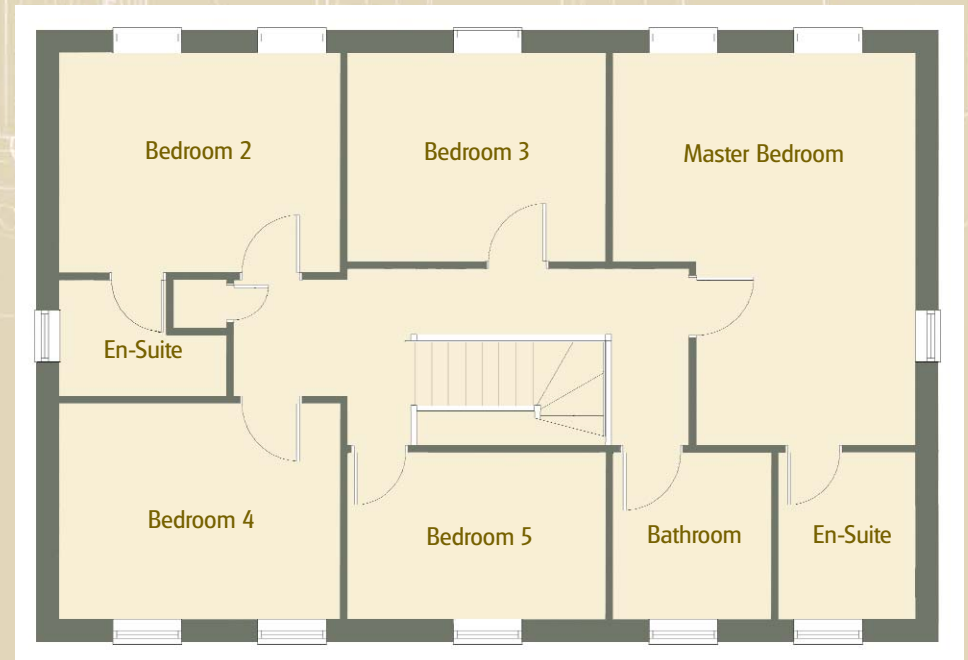
Ground floor

Lounge	7.45m x 4.00m	24'5" x 13'1"
Family Area / Kitchen	5.55m x 3.70m	18'2" x 12'1"
Dining Room	3.70m x 3.40m	12'1" x 11'2"
Hall	3.65m x 3.40m	12' x 11'2"
Laundry	2.40m x 1.80m	7'10" x 5'11"



First floor

Master Bedroom	4.55m x 4.00m	14'11" x 13'1"
Bedroom 2	3.70m x 2.90m	12'1" x 9'6"
Bedroom 3	3.70m x 2.85m	12'1" x 9'4"
Bedroom 4	3.40m x 2.75m	11'2" x 9'
Bedroom 5	3.40m x 2.20m	11'2" x 7'2"



Buchanon House, Roughtcote Grange



With double-height arched windows and stone detailing, Buchanan House is a barn-style rural home that's full of character. Ground floor accommodation includes a spacious lounge, fully fitted kitchen with dining area and a study/bedroom 5. On the first floor are four bedrooms, the master bedroom having an en-suite shower-room.

In addition to the house's own gardens, there is the opportunity to acquire additional adjoining land.



Ground floor

Lounge	6.45m x 4.00m	21'2" x 13'1"
Dining Area / Kitchen	5.85m x 4.25m	19'2" x 13'11"
Hall	8.40m x 2.10m (approx.)	27'7" x 6'10"
Laundry:	3.10m x 2.20m (approx.)	10'2" x 7'2"
Study	4.10m x 2.60m	13'5" x 8'6"



First floor

Master Bedroom	4.15m x 4.00m	13'7" x 13'1"
Bedroom 2	3.35m x 3.00m (approx.)	11' x 9'10"
Bedroom 3	3.40m x 3.00m (approx.)	11'2" x 9'10"
Bedroom 4	3.00m x 2.35m (approx.)	10'10" x 7'8"

Little Brook House, Roughcote Grange

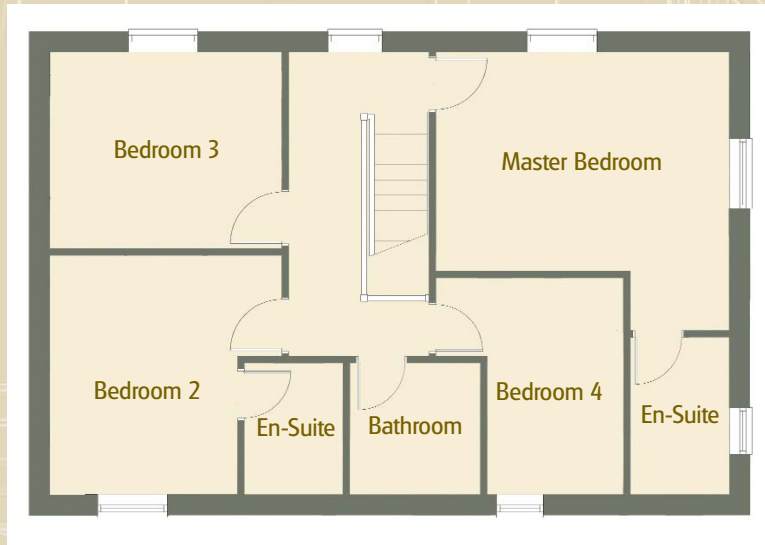


The rustic detailing of this barn-style home complements its rural setting. Ground floor accommodation includes a spacious lounge, fully fitted kitchen with family area and a separate dining room. On the first floor are four bedrooms, two of which have en-suite shower-rooms.

Outside there is an attached garage, open carport and ample gardens, plus the opportunity to acquire additional land.

Ground floor

Lounge	5.70m x 4.85m	18'8" x 15'11"
Family Area / Kitchen	5.55m x 6.45m	18'2" x 21'2"
Dining Room	4.30m x 3.50m	13'11" x 11'6"
Hall	4.55m x 3.25m (approx.)	14'11" x 10'8"



First floor

Master Bedroom	4.30m x 3.20m	14'1" x 10'6"
Bedroom 2	3.55m x 3.40m	11'7" x 11'2"
Bedroom 3	3.40m x 2.80m	11'2" x 9'2"
Bedroom 4	3.15m x 2.80m	10'4" x 9'2"

Totsmonslow House, Roughcote Grange

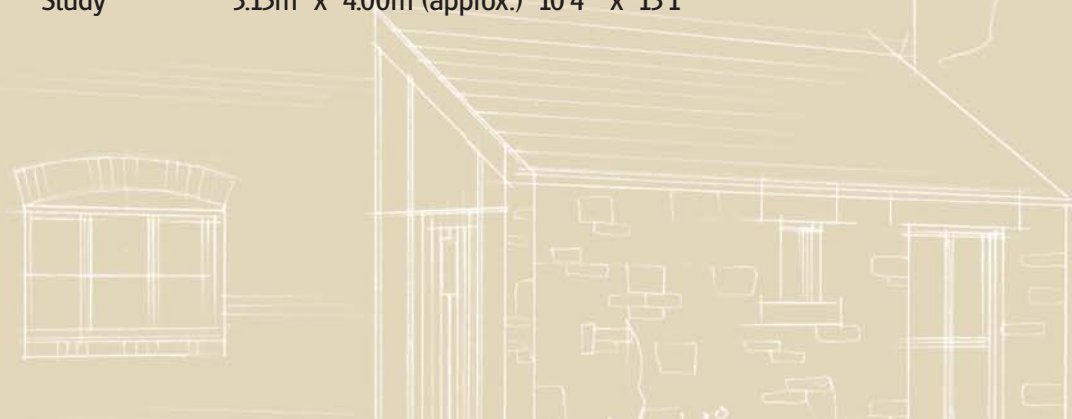


This barn-style home offers family size accommodation. Ground floor accommodation includes a lounge, fully fitted kitchen with adjoining laundry, dining room and study. On the first floor are four bedrooms, two of which have en-suite shower-rooms. Outside there is a separate single garage, ample gardens and the added attraction of an opportunity to acquire an adjoining paddock.



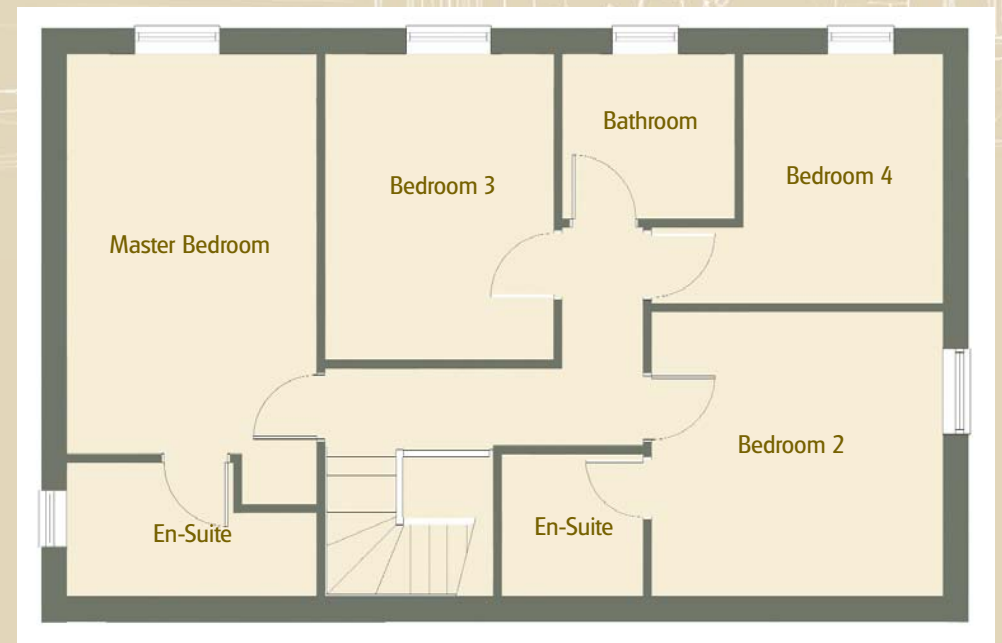
Ground floor

Lounge	5.25m x 4.00m	17'2" x 13'1"
Kitchen:	4.55m x 3.00m	14'11" x 9'10"
Laundry	3.00m x 1.80m	9'9" x 5'11"
Dining Room	3.50m x 3.30m	11'5" x 10'10"
Hall	4.85m x 3.30m (approx.)	15'11" x 10'10"
Study	3.15m x 4.00m (approx.)	10'4" x 13'1"



First floor

Master Bedroom	4.95m x 3.00m	16'3" x 9'10"
Bedroom 2	3.50m x 3.35m	11'7" x 11'2"
Bedroom 3	3.65m x 2.75m	11'11" x 9'
Bedroom 4	3.50m x 3.00m	11'5" x 9'10"



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Specifications

Hallway

Ornate plaster cornice to hall, stairs and landing
Brass or chrome switches and sockets to hall and landing
BT telephone point

Kitchen / Utility

Bespoke client designed kitchen from the Evershaw range including:

- Granite or solid timber work surfaces to kitchen area
- Five burner gas hob (or other to client choice)
- Bosch or Smeg double integrated oven
- Stainless steel cooker hood
- Bosch or Smeg integrated dishwasher
- Bosch or Smeg integrated fridge freezers
- Bosch or Smeg integrated microwave
- All appliances to be stainless steel (or to client choice)
- Lighting to underside of wall units

Granite up stand or fully tiled walls from the Porcelenosa range between work top and wall units

Floors fully tiled from the Porcelenosa range

All electrical sockets and switches to be either brass or chrome

Recessed down lighters to ceiling

TV point and BT telephone point

An option to upgrade the oven to a gas or electrically supplied Aga or similar is available upon request.

Drawing room/Lounge

Sky TV and BT telephone point
All switches and sockets to be brass or chrome
Recessed lighting and wall lights or other to client choice
Client choice fireplace in stone/timber/marble surround and hearth
Ornate plaster cornice

Dining room

Ornate plaster cornice
All switches and sockets to be brass or chrome
Recessed lighting and wall lights or other to client choice

Master bedroom

All switches and sockets to be brass or chrome
Recessed lighting or to client choice
TV and BT telephone points
Ornate plaster coving

Master en-suite

Client choice bathroom suite
Multi-jet power shower
Double shower cubicle
All walls and floors to be fully tiled or to other client choice
Chrome towel rail
Chrome recessed lighting
Chrome shaver socket



Main bathroom and other en-suites

Client choice bathroom suites
Jacuzzi bath in main bathroom or other client choice
Showers to all en-suites
All walls and floors to be fully tiled or to other client choice
Shaver socket
Recessed lighting
Heated towel rail

Cloakroom

Client choice cloakroom suite
Half tiled walls and fully tiled floor
Coat and hook rails
Shoe rack

General

Full alarm system with room sensors
Electric remote control garage doors with hand sets
TV points and cat 5 sockets to study, one other ground floor room, and all bedrooms
Deep profiled skirting boards throughout with decorative plinth blocks to all door frames
Solid hardwood front door
Six paint colours available to suit client choice
Mains back up smoke alarm

External

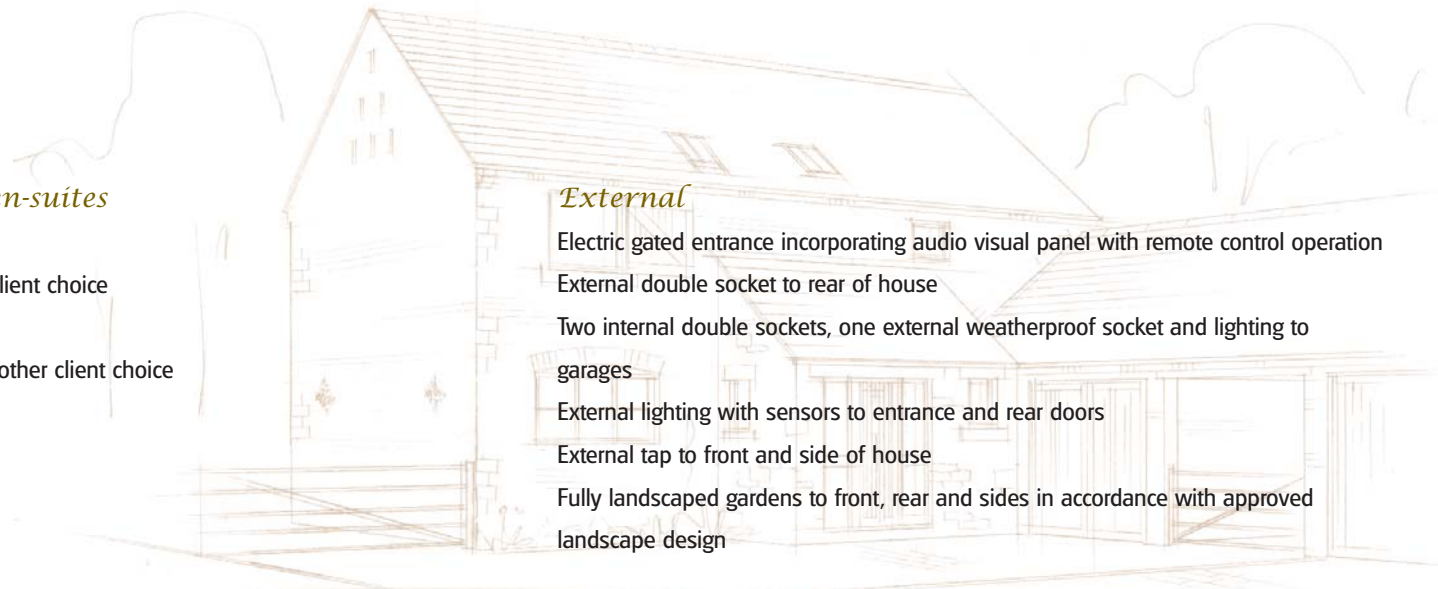
Electric gated entrance incorporating audio visual panel with remote control operation
External double socket to rear of house
Two internal double sockets, one external weatherproof socket and lighting to garages
External lighting with sensors to entrance and rear doors
External tap to front and side of house
Fully landscaped gardens to front, rear and sides in accordance with approved landscape design

Other options available (Subject to stage of construction)

An option to change the existing landscaping design and incorporate other design aspects, such as decking, water features, etc.

An option to have a rainwater harvesting system installed. In an effort to help the environment and also save on utility bills, a system can be installed that recycles cleans all rainwater and redistributes it to all toilets, washing machines and dish washers.

An option to have Eco self cleaning glass to all or part of the houses is also available.



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Site Plan





Staffordshire Country Homes



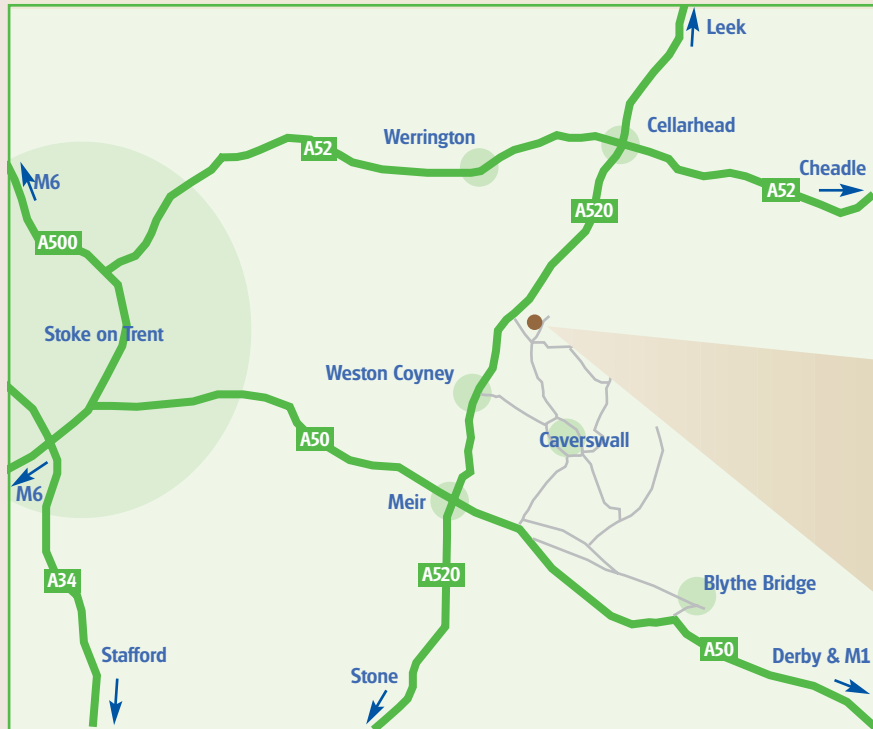
Useful websites

www.staffordshirecountryhomes.com

www.danielhulme.co.uk

www.evershaw.com

www.caverswall.org.uk



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