

# Walton Lane

Brocton, Stafford, ST17 0TT

John   
German





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£750,000

An outstanding opportunity to acquire a really lovely, detached house which is so tastefully presented occupying a spacious plot and is situated in a much sought-after location on Walton Lane, beyond which lies the fairways of Brocton Golf Course.



Particularly spacious and welcoming reception hall provides an excellent introduction to this splendid property, having a fitted dresser style unit and built-in cupboard. Stairs rise to the first floor landing, as well as there being a cloakroom off with a WC and wash basin.

The lounge is delightful with a front facing bow window, inglenook fireplace incorporating a cast log burner and a built-in cupboard. From here, double French doors open into the conservatory. There is a separate formal dining room which is light and airy, courtesy of three windows. Similarly, there is another dresser style unit and a traditional fireplace with a gas coal effect fire.

The L-shaped living kitchen is fitted with an extensive range of attractive units with contrasting granite work surfaces and drainer to a Belfast style recessed sink. There is an aga and tiled flooring extending throughout into the conservatory which in turn has doors leading out into the rear garden. The utility room has an extensive range of units, a sink and drainer, space and provision for a washing machine and a useful cupboard off.

The first floor landing has a built-in cupboard and off which leads to the four bedrooms, with the principal having French style doors opening out onto the balcony and a side window, both of which enjoy views over Brocton Gold Course. This room also has the benefit of an en-suite comprising of a double-width shower, circular wash basin standing on a wash stand with an integrated cupboard beneath and a WC.

There are three further spacious double bedrooms with a splendid appointed family bathroom which comprises of a bath set into a tiled surround with a chrome mixer tap and matching shower above with screen, rectangular wash basin set into the wash stand with integrated cupboard and shelving beneath, WC and a vertical chrome towel radiator.

Outside, the house occupies an excellent plot which stands well back from the lane, beyond a mature hedge and lawned garden. There is a very spacious block-paved driveway which provides parking for numerous vehicles. Double gates to the side lead to an oak framed carport which in turn gives access to the garage, also having a WC off and stairs leading to the very useful office / games room / gym above with Velux rooflights.

To the rear of the property, there is a paved sun terrace leading to a mainly lawned garden which has mature borders, deck and pergola. There is also a lovely stone sunken garden, to which one side has raised planters with oak sleepers.

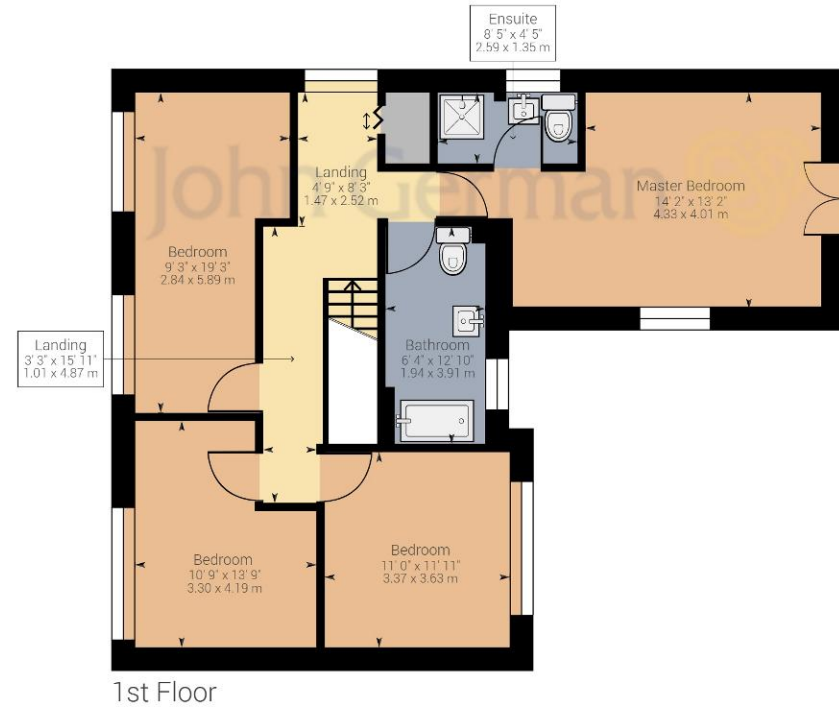
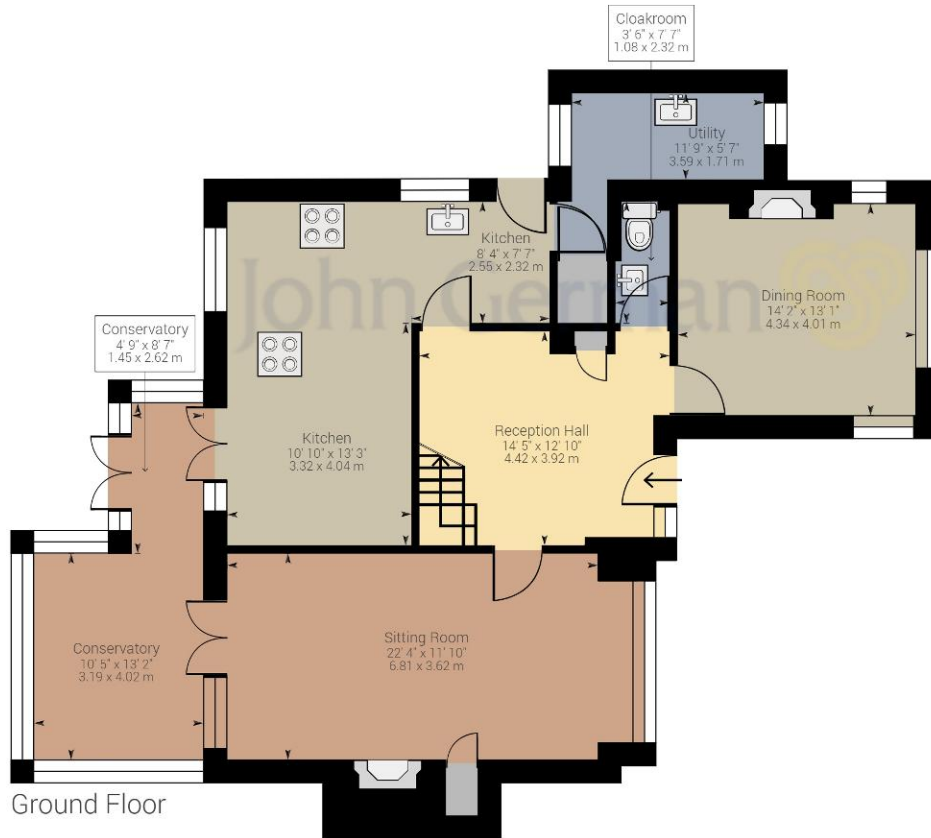
Brocton is undoubtedly one of the most sought-after villages within Staffordshire, nestled directly again Cannock Chase to the south, which is an area designated as a place of outstanding natural beauty, being a wonderful place to cycle, walk, jog, or trek. Brocton also has a very well respected Golf Club and the property is so conveniently situated for this.

Stafford is also ideally place for commuting, conveniently positioned for the M6 junction 13, as well as having excellent rail links with regular services to London Euston, taking only approximately 1hr 20 minutes.

**Agents Notes:** The photographs were taken in 2021.  
There are solar panels which produce an annual income of approximately £750.  
The American-style fridge freezer is not included within the purchase price.  
None of the white goods are included within the purchase price.  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.  
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), [www.staffordshire.gov.uk/environment/planning/homepage.aspx](http://www.staffordshire.gov.uk/environment/planning/homepage.aspx)  
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band G Our Ref: JGA/280121 JGB/23022021







Approximate net internal area: 2212.69 ft<sup>2</sup> / 205.57 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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## 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. John German 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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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