

Pool Lane

Brocton, Stafford, ST17 0TX

John
German





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Guide Price £1,595,000

A substantial Edwardian family residence which is beautifully presented throughout, occupying a truly delightful established plot extending to approximately 0.9 of an acre and enjoying stunning views.



Accommodation in brief: Ground floor; side hall, inner hall, guest WC, sitting room, drawing room, formal dining room, dining kitchen, conservatory and utility. First floor; four double bedrooms, three en-suites, family bathroom, separate WC. Second floor; flexibly arranged accommodation comprising two bedrooms, study and home gym. Outside; long and spacious gated drive, double garage, mature gardens and grounds, summerhouse.

Oak Edge is an extremely impressive traditional family home occupying a truly delightful plot situated in a secluded position within the sought-after village of Brocton. The property is beautifully appointed throughout with superb kitchen and bathrooms. Built in 1908, the house retains many features associated with the period.

This fine residence stands in a secluded and established position approached by a private drive serving only a handful of properties. The side reception vestibule opens into the sitting room with dual aspect windows having professionally fitted bespoke shutters. A traditional fire surround houses a cast log burner and oak flooring extends into the inner hall and further reception rooms.

A door leads into the inner hall which has stairs rising to the first floor, a guest cloakroom and a separate WC. Leading off the inner hall to the left-hand side is the formal dining room which is well-proportioned with a window to the front providing views of the garden and a feature fireplace with tiled hearth. Two sets of folding doors lead from here into the elegant drawing room which has a recessed panelled fireplace with quarry tiled hearth and open fire with tiled surround. There is also a built-in drinks cabinet and a deep bay window to the side elevation with window seat and handmade bespoke shutters.

Across the hall from the dining room is the excellent dining kitchen which has an extensive range of bespoke base and wall units with granite work surfaces including a dresser unit and a recess for a range style cooker with tiled splashbacks. From the kitchen there is access into a pantry and a spacious utility room which has a further range of units with space for an American style fridge freezer.

Also leading off the kitchen is the superb spacious garden room with outstanding views across the garden and French doors either side leading out to the garden.

Stairs rise from the inner hall to the first floor landing where doors lead off to four well-proportioned double bedrooms. The principal bedroom has two built-in wardrobes and a beautifully appointed en-suite which has a raised corner spa bath set beneath a corner window providing stunning views, a separate double shower enclosure, low level WC, pedestal wash basin and a towel radiator.

Two of the remaining double bedrooms also boast modern en-suite shower rooms. Also on the first floor is a separate WC and the family bathroom which has a spa bath with shower, pedestal wash basin, low flush WC and towel radiator.

The second-floor accommodation is flexibly arranged with bedrooms five and six, and currently being utilised as a study, sitting area and two interconnecting rooms which are used as a home gym.

Outside, a spacious gated driveway provides parking for numerous vehicles and gives access to the large double garage.

To the front of the property is a splendid formal lawned garden with abundantly stocked mature borders. There is also an open fronted summer house with pitched roof within keeping with the main house.

To the rear of the property is a spacious sun terrace which enjoys outstanding views of the tiered garden beyond and surrounding countryside. The tiered garden itself is also mature and well-established with a circular ornamental pond with borders and water feature. There is a small meadow garden below and established trees. In addition, there are two large stores and access to a secluded area which is suitable for storage of a motorhome.

Brocton is undoubtedly one of the most popular villages in Staffordshire, nestled against Cannock Chase, an area of outstanding natural beauty. Brocton also has a highly respected golf club. The county town of Stafford has a range of amenities including an intercity railway station where there are regular services operating to London Euston.

Directions: Upon entering the village of Brocton from Millford, continue a short distance to the village notice board on the right-hand side. Turn right into the drive immediately afterwards and proceed to the end of the drive where Oak Edge can be located.

Agents Notes: There is no mains drainage, the property has private drainage to a septic tank. Private shared drive with responsibility for repair and maintenance to the drive being shared between the residents.

There are tree preservation orders on the site; four oak trees and three other trees at the rear of the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, electricity and gas are believed to be connected to the property. Drainage is to a private septic tank. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk;

Our Ref: JGA/08032021

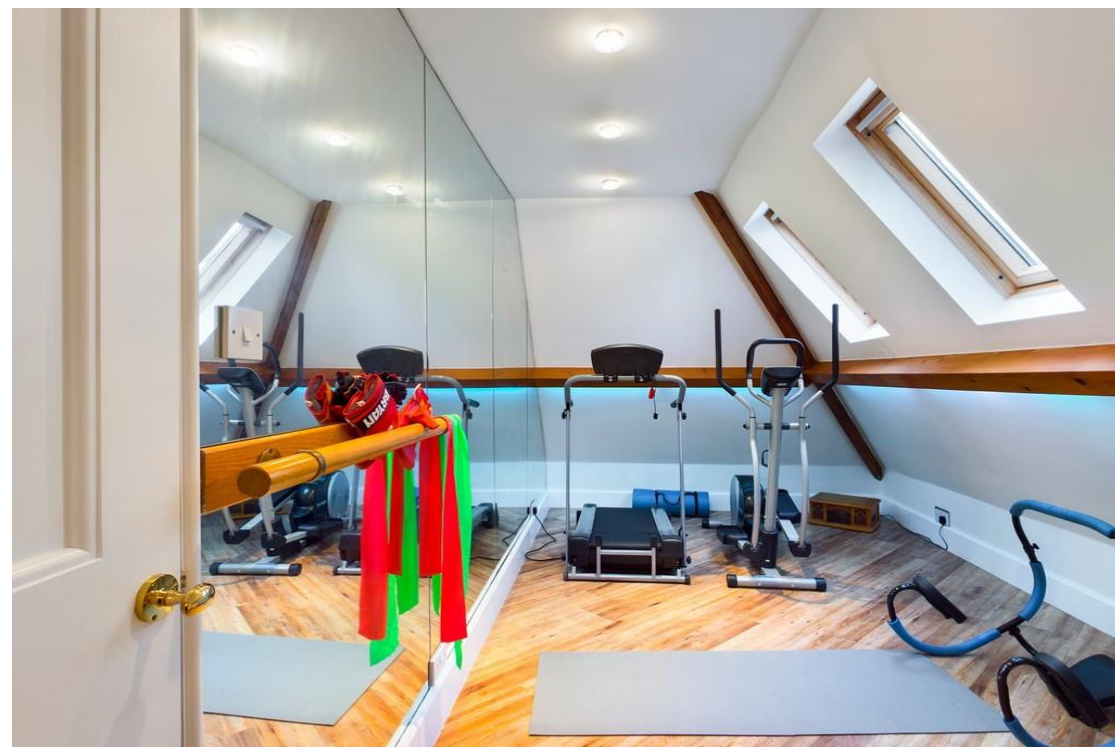
Local Authority/Tax Band: Stafford Borough Council / Tax Band G













Approximate net internal area: 4223.65 ft² (4746.07 ft²) / 392.39 m² (440.92 m²)
 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.

John German 

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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		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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