

Main Road

Little Haywood, Stafford, ST18 0TS

John German





Main Road

Little Haywood, Stafford, ST18 0TS

£1,750,000

A truly outstanding highly individual house of considerable quality, built in 2002 to a high specification boasting superb tech features, an indoor swimming pool and 5 en-suite double bedrooms, occupying a truly enviable slightly elevated position with stunning views to the rear elevation towards Cannock Chase.



This highly individual substantial detached property is beautifully appointed and presented and boasts high end features such as underfloor heating throughout, an integrated vacuum system, a sound system and an alarm system with security cameras. Set well back from the road behind electronically operated gates, the property sits on a total overall plot of 4.54 acres and lies in a truly enviable slightly elevated position, with stunning views to the rear elevation towards Cannock Chase.

Accommodation: A portico porch leads into the impressive reception hall which provides a most welcoming introduction to this fine home; having half height white panelling, decorative ceiling coves and a stunning staircase rising to the first first-floor gallery landing. Doors lead off to the ground floor accommodation, including the guest WC with two-piece suite and contrasting tiling.

Firstly there is the elegant and well-proportioned living room which has a traditional marble fireplace with coal effect gas fire at the focal point. French doors and adjacent sash windows open onto the slightly elevated patio area. In addition to this main living room, there is a further sitting room and a splendid formal dining room which features a wonderful marble open fireplace and four sash windows flood the room with light and the French doors provide stunning views to the rear and lead out onto the sun terrace.

A further reception room is the study which has double doors leading back to the reception hall and French doors which also open onto the sun terrace. The superb dining kitchen has an extensive range of base and wall mounted units with an island unit that introduces a pop of colour to the space with contrasting base units. Quartz work surfaces run along the cabinets and integrated appliances include an induction hob with stainless steel extractor canopy above, three Neff tilt and slide ovens, one of which incorporates a microwave, dishwasher and wine cooler. There is a recessed sink and drainer set between two sash windows and at the far end French doors open out to the superb patio area.

The side hall gives access to a further cloakroom, the sitting room and well-appointed utility room which has space for appliances and an extensive range of units. This area of the house was originally designed as an annex and could easily be converted back to provide annex accommodation to the main house.

Leading off the first floor gallery landing are five double bedrooms, all of which have an excellent range of fitted bedroom furniture and access to an en-suite bath/shower room. Bedrooms four and five share a Jack and Jill shower room.

The principal bedroom is particularly stunning, having French doors opening to a Juliet balcony which takes advantage of the extensive views. There is a superb range of fitted furniture and a raised recess houses the spacious jacuzzi bath, walk-in shower and a wash basin incorporating fitted units and a separate WC.

The second floor provides a very spacious study/sitting area, with two Velux roof lights, ample storage space and a WC.

Outside: The house stands well back from the road and is approached via remote controlled electric gates giving access to the exceptionally spacious drive which provides ample parking for numerous vehicles. There is a two and a half bay garage with stairs rising to a useful first floor office space which has a WC and kitchenette area.

Also to the front of the property is a very private lawned area with impeccably manicured hedge and path.

To the rear of the property there is a slightly elevated terrace which enjoys wonderful views towards Cannock Chase. Steps lead down to a beautifully presented formal lawn with immaculately maintained borders and a traditional stone walled fishpond with water feature.

A further very spacious paved entertaining area with outdoor kitchen is thoughtfully designed and lies adjacent to the superb indoor swimming pool which incorporates a bar area, shower, WC and sauna.

To the rear of the property there are two main fields and a further field, with access from a private gated lane off Meadow Lane. The total site area is approximately 4.54 acres; the fields being 4.1 acre and the house, garden and grounds extending to approximately 0.4 acre.

Agents Notes:

There are two council tax bands as the property was originally designed as a main residence with a separate annex. The main house is band G, and the annex band A.

The electricity is to a three phase system.

The land is approached via a track off Meadow Lane and Severn Trent Water have a right to use this track for repairs and maintenance.

Please note as described in the details there are wonderful views towards Cannock Chase, however we do point out that there are two railway lines between the fields to the rear of the property and the road and Cannock Chase in the distance.

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.gov.uk/government/organisations/environment-agency;
www.staffordshire.gov.uk/environment/planning/homepage.aspx

Our Ref: JGA/18062021

Local Authority/Tax Band: Staffordshire County Council / Tax Band G (main house) A (annex)

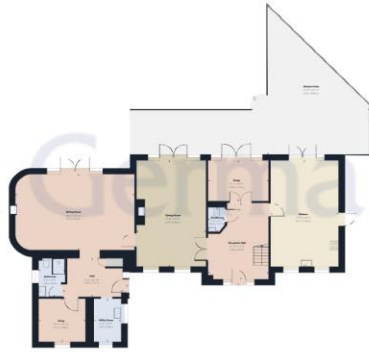












Ground Floor Building 1



1st Floor Building 1



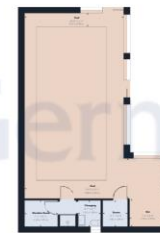
2nd Floor Building 1



Ground Floor Building 2



1st Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

5485.40 ft²

509.61 m²

Reduced headroom

83.20 ft²

7.73 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



