

Bradley Lane
Haughton, Stafford, ST18 9DL

John German





A photograph of a living room interior. The room features a large, rustic stone fireplace with a wooden mantel. A white leather sofa is positioned in front of a large window with patterned curtains. A patterned rug covers the floor. A chandelier hangs from the ceiling. The room is well-lit and decorated with various items, including a vase of flowers and a teapot on the fireplace.

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£925,000

A wonderful combination of a handsome and charming country house that provides spacious family accommodation. Occupying a truly delightful plot with lovely established gardens and paddock set in an enviable rural position on the edge of the village, yet within walking distance of the village centre.

There is a delightful and well-proportioned sitting room with full-height stone open fire place, deep windows and double French style doors which open onto the terrace and garden. The under-stair store has steps leading down to the cellar.

The drawing room is elegant and spacious, with dining area being of dual-aspect with double French style doors opening to the side terrace and garden, plus a regency style open fireplace.

The breakfast, dining kitchen is fitted with an extensive range of high and low level units with granite work surfaces, drainer to a twin stainless-steel sink, tiled recess with matching surround housing the hob with extractor canopy above and oven beneath. Appliances include an integrated dishwasher and two fridges. The breakfast island is spacious, incorporating a dining bar and tiled flooring runs throughout. There is also a window seat.

The utility room is exceptionally spacious, having further fitted units, together with space and provision for domestic appliances, plus a stainless-steel sink and drainer. There is a cloakroom off with WC and a further door leads to the garden room, being particularly light and airy, complimented by two French style doors leading to both the garden and courtyard.

On the first floor, there are five bedrooms with the principal bedroom having an excellent range of fitted furniture, delightful views of the garden and fields beyond, plus the benefit of its own en-suite comprising bath with shower, pedestal wash basin and WC set into integrated units, bidet and towel radiator. Bedroom two has a rear facing window and again, fitted furniture also incorporating a wash basin. The third bedroom has a side window, wash basin with cupboard beneath and fitted furniture. The fourth bedroom has built-in cupboards, and the fifth has great potential as a study.

The family bathroom comprises a bath, wash basin set into an integrated unit, WC and separate shower. The landing also has stairs that lead to the attic. This is very spacious, the width of the house with three windows. It has huge potential for conversion.

The initial driveway, off Bradley Lane leads to a remote control operated field gate which leads to the spacious, private block-pave driveway to Houghton House, surrounded by established, well-stocked borders, parking for numerous vehicles and gives access to the double garage.

The charming and full-width sun terrace extends to both the rear and side of the property, beyond which lies wonderful gardens with deep and abundantly stocked borders. There is a beautiful weeping willow tree which provides a lovely shaded area for those hot summer days. The block-paved drive winds its way down to a pool area which is a haven for wildlife. Over here is a bridge and summer house.

There are small paddock areas to the rear and sides of the property, leading to the front paddock.

Please note that the stables are not included in the sale of the property, however they may be available by separate negotiation.

The property whilst enjoying this lovely position, is convenient for the village shop, church, school, hairdressers and country dining pubs. The county town of Stafford is a short drive away, having an excellent intercity railway station with regular services operating to London Euston taking approximately 1hr 20mins. Junctions 13 & 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents Notes

The lane leading to the property gives access to the property and to two barn conversions, plus another large house. The maintenance for this lane is shared equally between all four properties. It was tarmacked last year and is in very good condition. Houghton house has a deed or right to pass over the initial section of the driveway.

The paddock has covenants for agricultural land, use of ponies or garden purposes.

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

Services: Mains water and electricity are believed to be connected to the property. There is no mains drainage or gas. Central heating is via an oil fired system. Drainage is to a septic tank. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23112021

Local Authority/Tax Band: Staffordshire County Council / Tax Band D













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3322.10 ft²

308.63 m²

Reduced headroom

8.62 ft²

0.80 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.

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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		
21-38	F	34 F	
1-20	G		



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