

Chase Road

Brocton, Stafford, ST17 0TL

John 
German






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Guide Price £1,100,000



An outstanding detached family residence that incorporates a superb indoor swimming pool, occupying an idyllic plot of approx. 0.6 of an acre set in a wonderful location with direct access onto Cannock Chase.

Accommodation - Step inside the impressive reception hall that provides a most welcome introduction to this superb property. Stairs rise to the first floor and on your left is an elegant and well-proportioned lounge having a brick fireplace housing a cast log burner and patio doors overlook and give access to the garden.

Across the hall is a separate formal dining room that overlooks the front elevation and adjacent is a ground floor bedroom which has fitted bedroom furniture and its own en suite.

The hall then extends into a useful sitting/study area off which is a guest's cloakroom WC.

Next is the superb living dining kitchen, having a vaulted ceiling with exposed roof trusses. It is equipped with a bespoke and comprehensive range of units, with granite work surfaces and a Range style cooker. There is a superb matching island unit providing additional storage, overlooking the dining area. Off the kitchen is a utility/boot room having space and provision for domestic appliances.

The swimming pool complex has a delightful, slightly elevated sitting area with two steps down leading to the stunning pool itself. The pool has been extensively upgraded, including relining, new dehumidifier, new windows and is heated by an air source heat pump. Leading off is a plant room, shower room and rear porch.

The first floor spacious landing area leads to three bedrooms and the family shower room with a wash basin set into an integrated unit, shower and WC.

The principal bedroom has an extensive range of fitted furniture and a beautifully appointed contemporary en suite with two circular wash basins set into an integrated unit with mirrors above, exquisite tiling, modern freestanding bath, separate double width shower and a low flush WC. Bedroom two also has its own en suite shower room.

The house occupies a secluded location set back beyond a long drive and double wrought iron electric gates. A detached double garage has two storage areas off.

There are beautiful, well stocked gardens and grounds over various levels comprising lawned areas, terraces and a fine array of trees, bushes and flowers. The whole plot extends to an impressive 0.6 acres.

Location - Enviably situated on the edge of Cannock Chase, an area designated as a place of outstanding natural beauty, a haven for wildlife and fantastic place to walk, run, cycle or trek. Brocton is undoubtedly one of the most popular villages in Staffordshire and situated approx. 4.5 miles from the county town of Stafford that has an intercity railway station with regular services to London Euston taking only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Agents Notes

Our clients purchased the property in 2018 and have carried out improvements including door and window replacement, dormer replacement, installed a new condensing boiler and improvements to the heating system.

The property has the benefit of solar panels.

The approach land to Woodlands is unknown ownership. There are some historical covenants appertaining to Woodlands and a copy of the Land Registry document is available for inspection.

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

Services: Mains water, electricity and drainage. Central heating is via an oil fired system. Purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/14102021

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





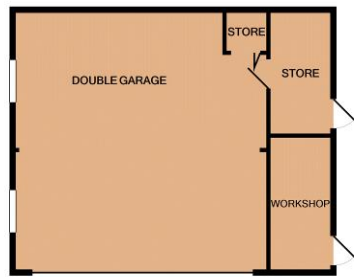




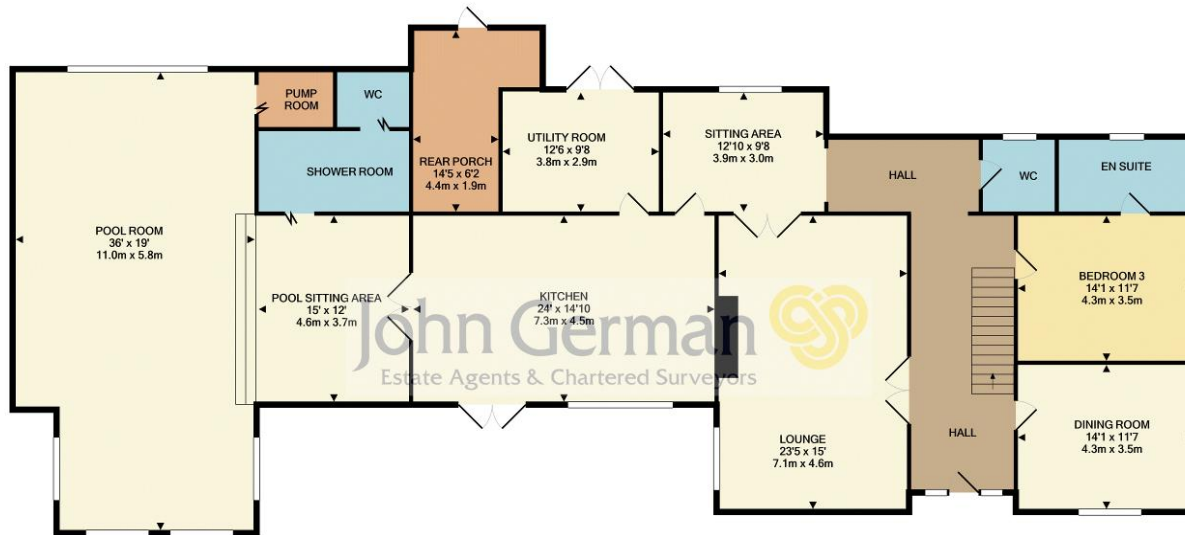




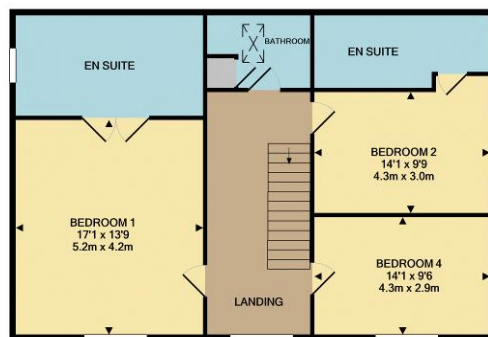
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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



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