

Stowe Lane

Stowe-by-Chartley, Stafford, ST18 0NA

John 
German





Stowe Lane

Stowe-by-Chartley, Stafford, ST18 0NA

Offers In Excess Of £695,000

Of imposing appearance with a very wide roadside frontage and in and out driveway, here is a superbly spacious detached family house with a beautiful 0.88 acre plot, tailor made for the young growing family seeking a sought-after semi-rural location.

A family home for our vendors since 1975, a much improved and extended detached house that is very well-presented throughout and offers a rare purchasing opportunity to buy a house and 0.88 acre plot which includes a large paddock with access from the rear garden in this lovely semi-rural location betwixt Stowe-by-Chartley and Hixon.

Designed currently as a large three bedroomed house, there is more than enough space to reconfigure the layout for more bedrooms if required.

Gas centrally heated and uPVC double glazed throughout, there is a storm canopy and hardwood half glazed door that leads you into a superbly spacious reception hall off which lead all of the principal ground floor rooms and a mahogany balustraded stair to the first floor.

A re-appointed guest cloakroom/shower room leads off the hall and has full height tiling, under floor heating and a white suite comprising corner shower cabinet, WC and wash hand basin within bespoke cupboard surrounds, and a chrome ladder radiator.

There are three lovely reception rooms, the main one of which is a through lounge with front aspect window, rear patio doors, a marble style fireplace with gas coals fire and traditional decoration throughout.

A well-proportioned separate dining room enjoys attractive front facing views and a very comfortable sitting room also enjoys front facing views and has dual aspect windows and a stylish marble and gas coals fire.

The heart of the home is always the kitchen and here you have a spacious and well-equipped room with an excellent range of cream panel fronted units, granite worktops, upstand and sill, centre island, large pantry style unit, built-in Bosch double oven, five burner gas hob, extractor hood, dishwasher, fridge, tiled floor and window views of the lovely rear garden.

Open to the kitchen and immediately adjoining is the breakfast area with tiled floor, dado rail, front aspect views and access to the adjacent home office/study with a range of furniture to be included and a feature oak floor.

Leading off the kitchen is a room the vendors refer to as a sun lounge with views and access to the garden, tiled floor, wall mounted Worcester gas fired central heating boiler and access in turn to a large utility room with a substantial range of storage units, various appliance spaces and a built in freezer.

On the first floor there is a very generous landing with lovely rear garden views that has ample space for a sofa, chairs and a table if desired. The master bedroom is of an exceptional size and has windows looking to the front and rear, built in bedside units, wall mounted air conditioning unit, storage drawers and a dressing table. It also has the benefit of its own luxury en suite bathroom with a corner fitted air bath, separate shower enclosure, wash hand basin and low level WC set within bespoke cupboard surrounds. Access to the master bedroom is via a sizeable fully fitted dressing room with a generous range of wardrobes and additional access to the airing cupboard.

Bedrooms two and three are both fabulous double rooms each with a range of built in wardrobes and storage and each having easy access to the family shower room with 'Jack and Jill' access. There is a corner shower, low level WC, wash hand basin set with bespoke cupboard surrounds and full height tiling.

Outside, four car garaging has an up and over remote controlled door, rear personnel door and two windows. The exceptionally wide roadside frontage to Stowe Lane is marked by a front boundary wall, two sets of wrought iron gates with pedestal lanterns and a substantial in and out driveway.

The total plot size is circa 0.88 acre and a large proportion of this is lawned or grassed for easy maintenance. There are various patio areas, ornamental and security lights, stocked shrubbery and perennial borders and a brick built cluster of three garden outbuildings, all enjoying very pleasant rural views and being a fantastic garden for the young growing family.

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.staffordbc.gov.uk

Our Ref: JGA/15112021

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



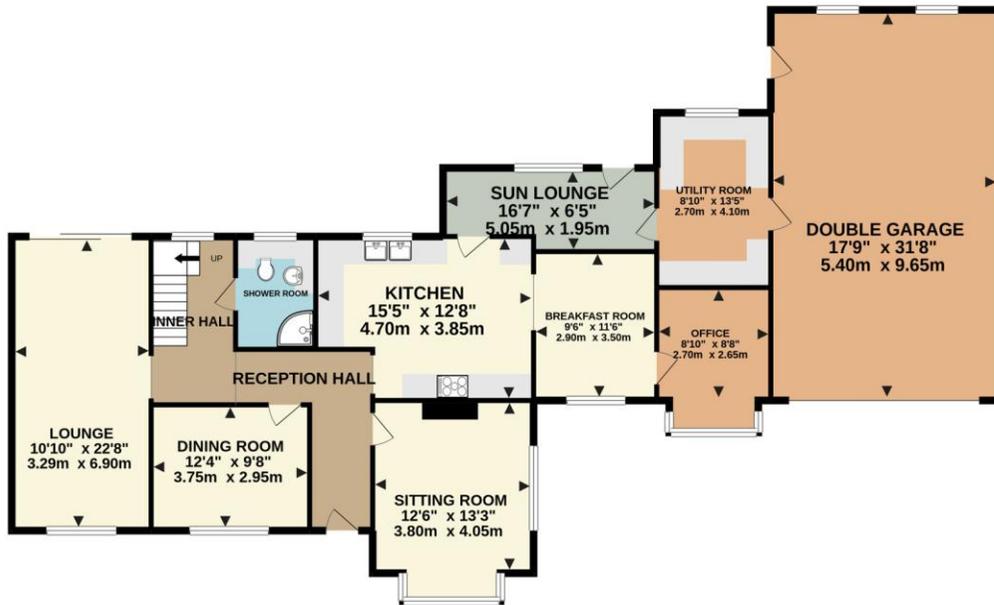








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2021



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	70 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



