

# High Chase Rise

Little Haywood, Stafford, ST18 0TY

John  
German





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£450,000

**This beautifully appointed and extended detached family home is situated in a quiet cul-de-sac in the desirable village of Little Haywood.**



Presented to a high standard throughout is this extended four bedroomed detached family home occupying a delightful position on a generous plot at the end of a quiet cul-de-sac in the desirable village of Little Haywood. The village and neighbouring villages offer an excellent range of local amenities, including the Canalside Farm Shop and Café, SPA convenience store, and a choice of village pubs. The village is also within easy access of the National Trust Shugborough Estate, as well as Cannock Chase being close by; an area designated of outstanding natural beauty and a wonderful place to walk, trek and cycle. For commuters, nearby road links include the A51 and M6 motorway, as well as regular train services to London Euston, from both Stafford, Rugeley Trent Valley, and Lichfield Train Station, making this an ideal location for commuters working in the capital.

For families, local schooling falls into the catchment area for Colwich CE Primary School, which was awarded an 'Outstanding' Ofsted rating in its latest report, and for secondary school, the catchment area is for The Hart School located in the market town of Rugeley.

Internally, the property comprises entrance porch with door opening into the welcoming hallway having beautiful Herringbone flooring, carpeted stairs leading to the first floor landing, and doors off into the living room, snug, kitchen and guest cloakroom which comprises low level WC, wall-hung wash basin and a wall-mounted radiator.

The light and inviting living room has dual aspect windows to the front and side elevations, carpeted flooring and oak internal doors leading off into the hallway and the rear hallway. This is currently being utilised as a home office space with tiled flooring, uPVC double glazed French doors leading out to the rear garden and openings to both sides. To one side is the utility which has a range of matching wall and base units with matching windows to the side and rear elevations.

The heart of the home is the impressive open plan kitchen/dining/living space, which is fitted with a comprehensive range of modern, white high gloss units with integrated appliances including an electric oven and hob with extractor hood above, and an inset sink with drainer. There is feature under cabinet lighting, spotlights to the ceiling and tiled flooring. To the opposite end of the open plan room is the dining/living area having beautiful Herringbone flooring, a large window to the rear aspect and a lovely, warm and welcoming feel with a log burning stove and a large window overlooking the rear garden.

Upstairs, you will find four well proportioned bedrooms, two of which are doubles with the master bedroom further benefitting from a modern en-suite shower room and fitted wardrobes. The further two bedrooms are great single bedrooms, with one currently being used as a home office.

The modern family shower room is fitted with a suite comprising corner shower cubicle with mains rainfall shower, low level WC, wash basin, spotlights to the ceiling, and an obscured window.

Outside, the property sits on a generous plot with off-road parking to the front for several vehicles. The external outbuilding was initially built for the purpose of an Annex but is now only used as storage. However, this could potentially be reconverted, with the request and approval of the relevant planning permissions.

To the rear is a stoned patio seating area, a large lawned garden and a paved patio with pergola over.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk/planning-public-access](http://www.staffordbc.gov.uk/planning-public-access)

**Our Ref:** JGA/14112023

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

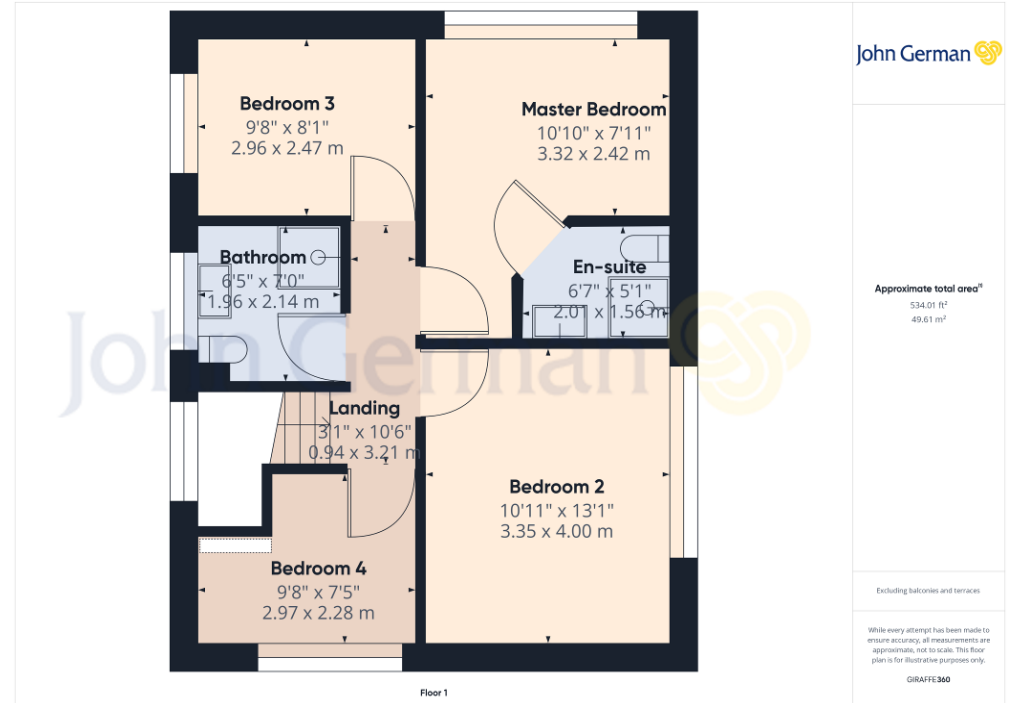




## GROUND FLOOR



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.  
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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

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



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