

# Stowe Lane

Stowe-by-Chartley, Stafford, ST18 0NA

John   
German





# Stowe Lane

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£895,000

A truly beautiful Grade II listed thatched and timbered residence having immense charm and character, full of interesting features. It is surprisingly spacious, light and airy and occupies an impressive and extensive corner plot that is situated in the heart of this delightful and sought-after village.



This charming and characterful Grade II listed residence has a wealth of exposed timbers throughout and is so tasteful and stylishly presented. A unique opportunity to acquire such a prominent house, not only in the village but also in the whole area. The village of Stowe by Chartley has a church, local bistro and welcoming pub. Whilst the location is idyllic, it is also convenient for modern day life and commuting as the nearby A518 gives access to the market town of Uttoxeter, the A50 and M1 to the east plus the county town of Stafford to the west. Stafford has an intercity railway station having regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

The accommodation comprises a reception dining hall that provides a wonderful and stunning introduction to this outstanding property. Steps lead down to an impressive dining hall that has a full height vaulted ceiling with a range of stunning beams and steps up to a gallery mezzanine above.

A sitting room has an inglenook gas coal effect fire, dual aspect windows and a flight of stairs leading to one of the first floor landing areas.

A double bedroom has the benefit of its own suite comprising bath with traditional mixer tap and shower, pedestal wash basin, WC, bidet, separate shower and half height tiling.

The lounge is full of charm and character including an exceptionally grand inglenook fireplace with gas cast burner, quarry tiled hearth and interesting built-in cupboards. A flight of stairs rises to the second first floor landing area.

The farmhouse style kitchen is well appointed and has an extensive range of cream coloured units with contrasting work surfaces and a recessed one and a half bowl sink and drainer. There is a gas hob, split level oven and dishwasher. Tiled floor runs underfoot and continues through an opening into the laundry that has space and provision for a washing machine, a range of cupboards and work surfaces, gas boiler and an outer door. A guest's cloakroom has a WC and a wash basin set into a unit with cupboard beneath.

The first floor has split accommodation, the stairs from the lounge to a landing area with an excellent study/home office off and also a galleried mezzanine into the vaulted ceiling above the dining area.

The superb principal bedroom suite is dual aspect and has a luxurious and spacious en suite having superb tiling and comprises a bath, separate shower, pedestal wash basin, bidet and WC. A separate dressing area leads off with a range of hand crafted oak units.

The second first floor area (approached via the stairs from the sitting room) has two double bedrooms and a bathroom that is immaculately presented having a bath, WC, pedestal wash basin and tiling to all wet areas.

Outside - The property occupies a wonderful corner plot with gated entrance opening to a very spacious drive capable of parking numerous vehicles. This extends to a further circular drive with a water feature.

A large detached garage has a store off in addition to a further and equally spacious workshop.

Beautiful lawns enjoy a variety of mature trees and immaculate and abundantly stocked beds. A charming summerhouse has a thatched roof. In addition there is a lychgate well and garden store, all having a similar thatched roof.

Immediately in front of the house is an extensive terrace sitting area again having deep borders and a path leads to the rear of the property where lies a shallow lawned area extending to the hedge adjoining the roadside.

**Notes:**

The sale is subject to grant of probate.

The Stanley range oven in the kitchen is not in working order.

The cast burner in the dining hall is not connected or in working order.

There are two gas boilers to the property.

The property is Grade II listed. In accordance with regulations, as the property is Listed, an EPC is not required.

**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](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/21092022

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





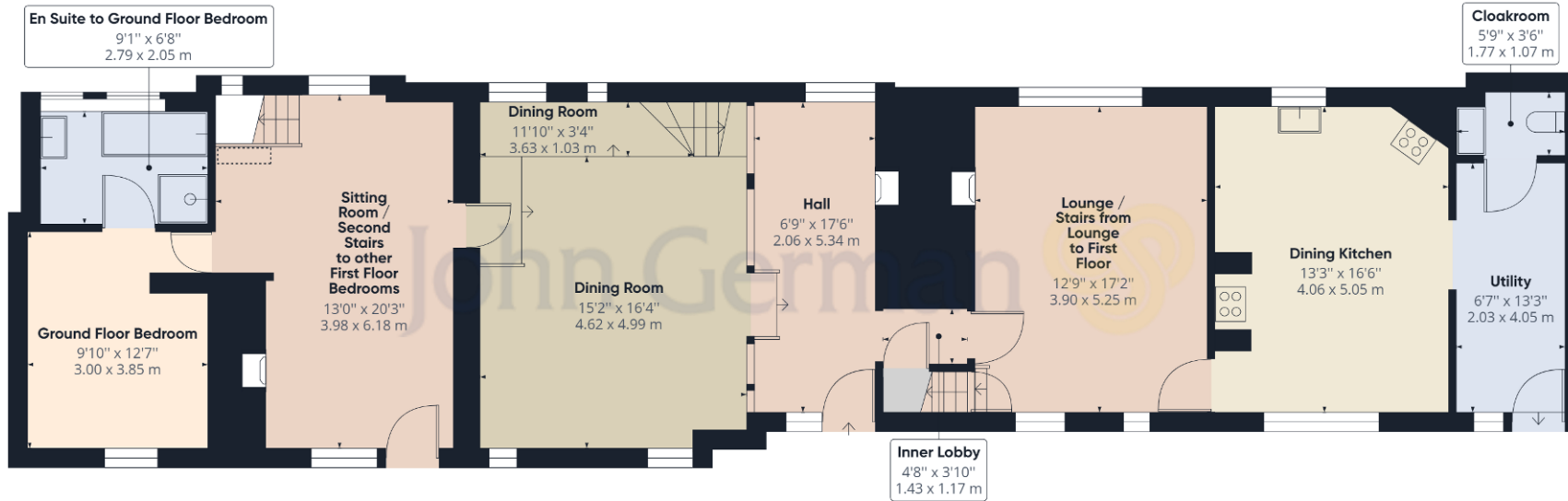












Ground Floor Building 1

Approximate total area<sup>(1)</sup>

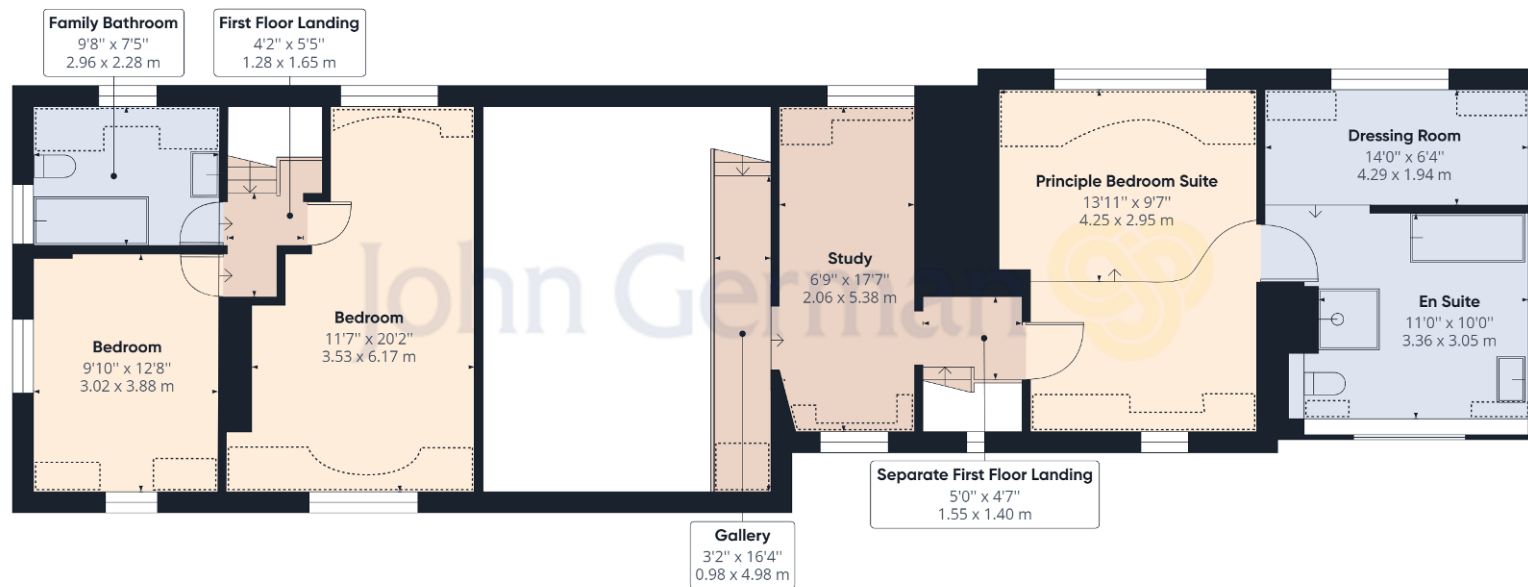
2517.98 ft<sup>2</sup>

233.93 m<sup>2</sup>

Reduced headroom


156.28 ft<sup>2</sup>

14.52 m<sup>2</sup>



Floor 1 Building 1

(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.

EPC NOT REQUIRED – GRADE II LISTED



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