

Pool Lane

Brocton, Stafford, ST17 0TY

John German



FOR SALE
John German
Sales & Lettings
01785 236600



Pool Lane

Brocton, Stafford, ST17 0TY

£899,999

Viewing is absolutely essential to appreciate this deceptively spacious property. Tastefully presented with a wonderful combination of a traditional front external aspect combined with an outstanding contemporary extension offering stunning family accommodation.



Brocton is one of the most desirable villages in Staffordshire, nestled against Cannock Chase, An Area Of Outstanding Natural Beauty being a haven for local wildlife and a wonderful place to walk, cycle, explore and cycle. Within the village there is a local post office and popular Brocton Golf Club. The nearby county town of Stafford has a selection of high street shops, restaurants, bars and much more. It also has a rail station offering regular services to London Euston, some of which take approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Accommodation - Step inside the spacious reception hall that has a contemporary tiled fireplace housing a cast log burner set on a tiled hearth. There are rooflights, downlighting, attractive grey tiled flooring, stairs rising to the first floor and a useful built in cupboard. A cloakroom leads off having a WC and a rectangular wash basin with integrated cupboard beneath plus stylish part tiled walls and floor.

At the heart of the home is a simply stunning open plan living and dining kitchen that is exceptionally spacious, light and airy courtesy of two sets of bi-folding doors opening to the garden in addition to two large roof lights. The magnificent kitchen has a range of smart grey gloss units complemented by granite work surfaces that continue on a central island that has contrasting grey units and also incorporates a spacious dining bar. Integrated appliances comprise two Bosch ovens, microwave, induction hob with extractor canopy above, dishwasher, wine cooler, an American style fridge freezer and a boiling hot water tap. There is downlighting, tiled floor to the kitchen and dining areas, strip style flooring in the living/family area that also has a wall mounted recess suitable for a television and as previously mentioned, dual access out to the rear terrace, ideal for outdoor dining and entertaining.

A utility room has a range of base and wall units, ceramic sink and drainer, tiled floor, tiled splash backs and a Megaflow pressurised hot water system.

There is a sitting room with a separate study area sharing a central contemporary style fireplace housing a cast log burner together with French style doors opening to the terrace.

A ground floor bedroom has a walk-in wardrobe and a superb fully tiled wet room style en suite featuring a modern suite and vertical towel radiator.

A lobby area gives access to a further ground floor bedroom that could be used as a dressing room if required.

On the first floor the principal bedroom suite has an impressive bedroom with dual aspect windows, the rear facing window enjoys fine rural views. It has a walk-in wardrobe with extensive hanging space and shoe storage. A beautifully presented en suite is exquisitely appointed having a spacious shower with drying area and both conventional and waterfall shower heads, wash basin with integrated drawer beneath, WC and a chrome vertical towel radiator.

A further dual aspect bedroom has a built-in wardrobe and access to the 'Jack and Jill' bathroom featuring a bath, separate shower, WC, wash basin with integrated cupboards, splendid tiling and chrome vertical towel radiator.

There are two further bedrooms, one of which has an en suite with corner shower, pedestal wash basin, WC and chrome vertical towel radiator.

Outside the property stands back from the road beyond a spacious drive that extends to the front and side, also giving access to the garage which has a remote door. From here you can access the home office/gym that has French style doors to the garden. A spacious stone deep L-shaped terrace provides an excellent entertaining area accessed via the two sets of bi-folding doors. Beyond this lies a deep lawned garden and a timber store, all of which enjoy views over the neighbouring field at the rear.

To view this outstanding property please contact John German Stafford office.

Note: Residential planning consent was granted for 2 properties on the neighbouring land either side of the house. 08/09609/FUL in 2009 and extended 11/16185/TWT in 2012. We are unable to confirm whether the consent is still valid.

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/24102022

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













Ground Floor Building 1

Approximate total area⁽¹⁾

3422.11 ft²

317.92 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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		78 C
55-68	D	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 | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



