

# London Road

Weston, Stafford, ST18 0JS

John German









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£525,000

The Old Farmhouse is a charming three bedroom detached family home situated on London Road in Weston. The property offers a wealth of character and charm throughout and is believed to have been originally two farmhouses formed into one and used to be part of the nearby Sandon estate.





Weston is one of the most popular and sought after villages surrounding the county town of Stafford. It has a delightful village green and a pretty country pub The Saracens Head, there is also the renowned Weston Hall Hotel Cellar Bar and Restaurant. There are very pleasant walks along the Trent and Mersey canal. Weston is also well placed for commuters with convenient access to Stafford, Uttoxeter to the east, Stoke on Trent to the north and the Cathedral city of Lichfield to the south. The County Town of Stafford's town centre has a range of shops, supermarkets, bars, restaurants and pubs. It has its own intercity railway station providing regular services to London Euston taking approx. 1 hour 20 minutes and junctions 13 and 14 of the M6 provide direct access into the national motorway network. This property falls into the catchment area for St. Andrew's CE Primary School which is situated within the village of Weston and for secondary education its The Weston Road Academy in the nearby town of Stafford.

The property comprises in brief of composite entrance door opening into the hallway with doors off into the living room and dining room.

From the dining room there is a door leading off into the study, a great space for those looking to work from home along with a lovely kitchen/diner and generously sized conservatory.

Off the hall is an excellent sized, useful storage cupboard/pantry. Completing the ground floor accommodation is the guest bedroom.

Stairs rise to the attractive first floor galleried landing with a storage cupboard and two rear facing windows overlooking the garden and doors off into three bedrooms.

All bedrooms are generously sized with the master bedroom also having its own dressing area.

The family bathroom comprises half tiled walls and tiled flooring, fully tiled shower cubicle with electric shower, bath, low level WC and wash hand basin.

Outside, to the side of the property is a large driveway providing off-road parking for several vehicles a detached double garage with electric up and over door, power, water tap, dual aspect windows and door to the rear giving access into the garden. Having a fully enclosed, large wrap around garden with patio seating area, lawned gardens and small summerhouse.

What3words: approve.firm.continued

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

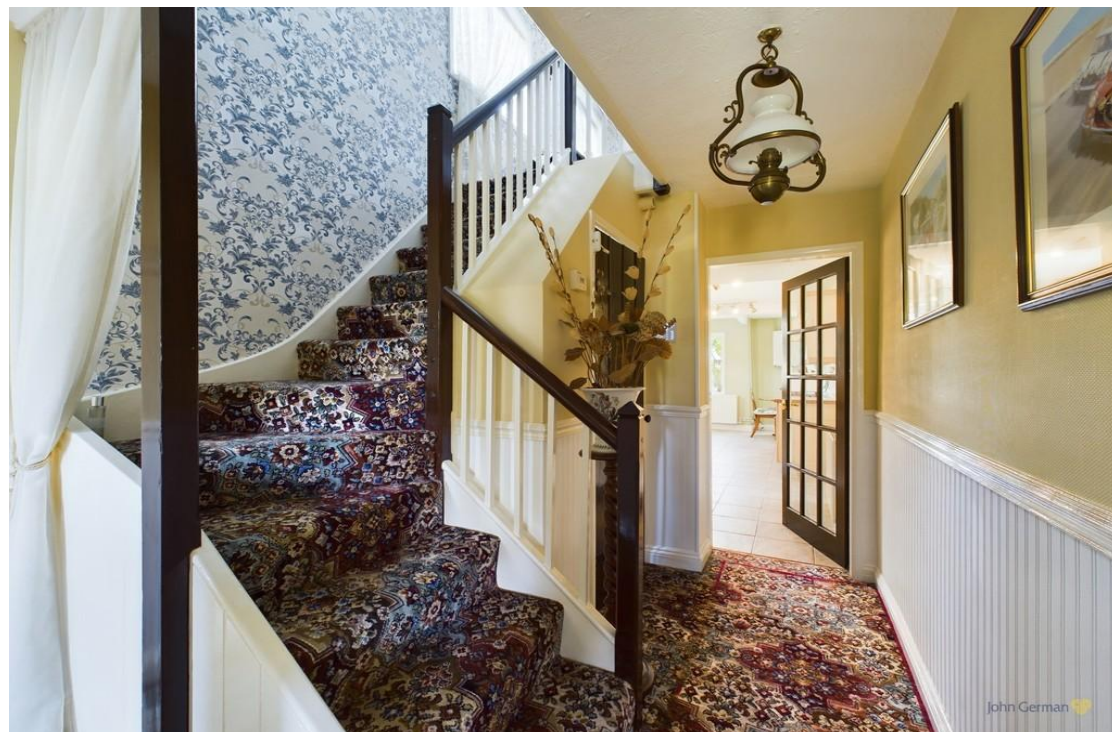
**Services:** LPG central heating. Septic tank drainage. Private water supply from Sandon Estate. Electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**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/15062023 **Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

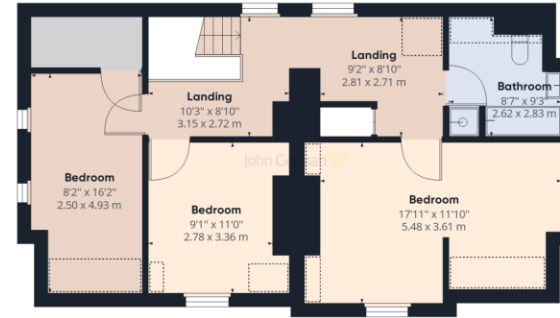




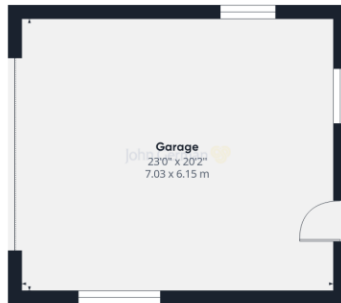




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


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

2098.92 ft<sup>2</sup>  
195.00 m<sup>2</sup>

**Reduced headroom**

71.11 ft<sup>2</sup>  
6.61 m<sup>2</sup>

(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 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.

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