

Pool Lane

Brocton, Stafford, ST17 0TY

John
German





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£875,000

A magnificent contemporary detached family home situated within the highly sought after village of Brocton.



Brocton is one of the most sought after and desirable villages in Staffordshire, and sits proudly 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 the popular Brocton Golf Club. The nearby county town of Stafford has a range of high street shops, restaurants, bars and supermarkets plus an intercity railway station offering regular services to London Euston, some of which only take 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 property falls in the catchment area for Berkswich C of E Primary School that was awarded 'Outstanding' in its latest Ofsted report and for secondary education, the highly regarded Walton High School.

This impressive, detached family home sits proudly behind a secure gated access with a driveway just serving this property and the neighbouring property.

Internally in brief the property comprises of reception hall providing an excellent introduction to this fabulous contemporary designed house with a part vaulted ceiling and wooden stairs with glazed panels rising to the similarly impressive galleried landing.

There is a guest cloakroom and double doors opening to a spacious lounge with full height glazed window to the front garden, wood burner and double doors opening into the heart of the home which is the stunning open plan kitchen/dining/living space.

There are double doors opening to the rear garden, bi-folding doors out to the side garden area complete with sauna, hot tub and bar and also to the cubed garden conservatory. In addition, there is a Utility Room on the ground floor and access to the double garage.

On the first floor there are five bedrooms. The master bedroom boasting its own en-suite and also having a dressing area. The second bedroom is also en-suite and has a Juliet balcony, three further bedrooms and a beautifully appointed family bathroom.

Outside

The property occupies a very pleasant position set back beyond a gated access drive just serving this and the neighbouring property. To the rear of the property is a stunning recently landscaped garden, cleverly designed with different zones and levels with beautiful patio seating areas, Astro-turfed lawn, water feature, sauna, hot tub and bar area.

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

Our Ref: JGA14082023

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





AWAITING FLOORPLAN



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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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