

Holdiford Road

Tixall, Stafford, ST18 0XP

John 
German







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£995,000

A rare opportunity to acquire a substantial, traditional detached house. Situated in this highly desirable rural location and enjoying stunning views towards the Shugborough Estate and Cannock Chase. A truly enviable plot with a very impressive drive rising to the property, grounds and paddocks all of which extend to approximately 2.4 acres.

Whilst situated in this idyllic location, it is also so convenient for modern day life being within easy access of junction 13 M6 and The County Town Centre of Stafford which has a main line railway station, where there are regular services to London Euston and some of which take only 1 hour and 20 minutes.

There is a lovely reception hall which is spacious and provides a welcoming introduction to this individual detached property, having an attractive brick fireplace and parquet floor which extends to many of the ground floor living rooms. There is a cloakroom off with WC, a sitting room/study with corner fireplace and a charming separate lounge having an inglenook fireplace with cast log burner and a very spacious bay window with window seat beneath. This leads to a conservatory with quarry tiled floor and a separate formal dining room with parquet floor, brick fireplace and steps up an interconnecting cupboard/lobby with the kitchen.

The farmhouse style dining kitchen has an extensive range of contrasting natural and painted wood units, granite work surfaces with Belfast style sink, in addition to a substantial island unit with wooden work surfaces incorporating a spacious dining area. A recess and arch houses the aga, there are further built in cupboards, a wine store, slate tiled floor and as previously mentioned, a cupboard/lobby connecting to the dining room. There is also a separate utility with space and provision for domestic appliances.

The first floor landing leads to four bedrooms, all of which are generous in size and have either built in wardrobes or cupboards. The principal bedroom has French style doors opening to the balcony which enjoys splendid far reaching views. It also has the benefit of its own en suite, having a shower, WC, wash basin, attractive contrasting tiling and towel radiator.

The family bathroom has a suite comprising bath with shower and screen above, oval wash basin set onto a granite top with integrated cupboard beneath, WC, airing cupboard, towel radiator, white tiling to the wet areas of the walls and contrasting grey tiled floor.

Outside - This wonderful, extensive, slightly elevated plot has double gates and an in and out drive. The lower part of the drive provides parking areas and the drive rises to the property which is flanked by lawns either side. Again, having ample parking for numerous vehicles, access to the garage and to the outbuilding which offers excellent potential for a home office. There are lawns to the rear of the property and also a paddock, in addition to a tack room and two stables.

The property is surrounded by beautiful countryside and there are delightful views from many of the windows. It is within easy walking distance to Cannock Chase, an area designated as a place of outstanding natural beauty, a haven for wildlife and an idyllic to walk, run, jog, cycle or trek.

Agents notes:

No mains drainage. Drainage is to a shared septic tank which is situated on a neighbouring farmers land.

There are various reserve rights and covenants and a copy of the Land Registry document and plans are available upon request from our office.

The stables do contain some asbestos sheets.

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

Services: Mains water, 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/06092023

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



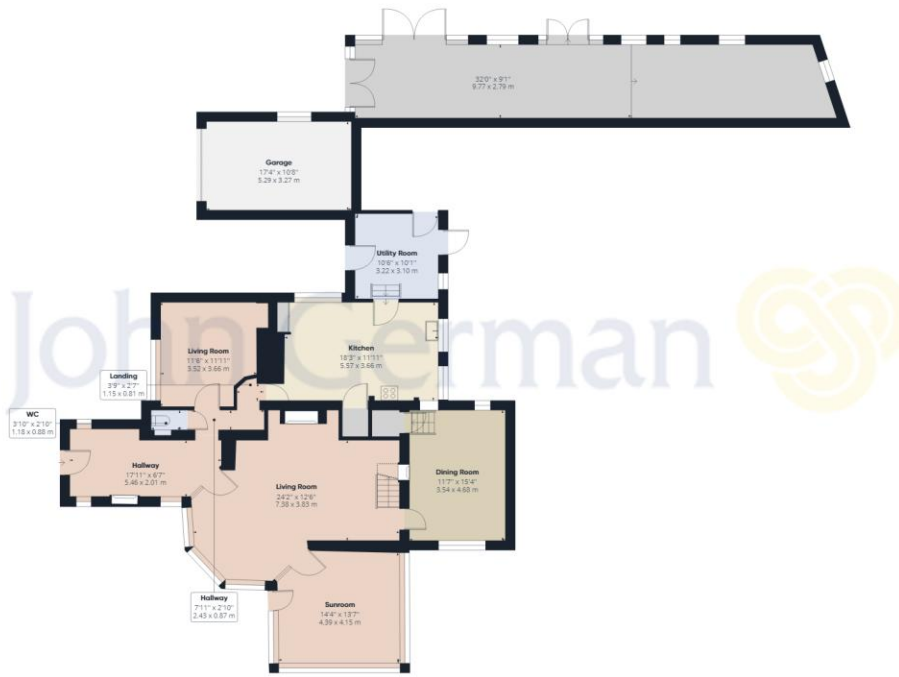












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3356.36 ft²

311.82 m²

Reduced headroom

13.85 ft²

1.29 m²

(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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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



