

Pool Lane  
Stafford, ST17 0TY

John German






# Pool Lane

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£875,000



An individually designed and built five bedroom detached house occupying a privately gated 0.25 acre plot in this sought after Staffordshire village on the very edge of Cannock Chase.

Built in the late 1990's on the grounds of an original dairy, this highly characterful home was bespoke designed for the current vendors and offers generously sized living and bedroom accommodation that incorporates traditional style and character features throughout. It is further complimented by wrap around gardens of 0.25 acres that offer privacy and maturity.

Stafford town centre and railway station with London Euston services is within approximately 4 miles and the M6 junction 13 is within 3 ½ miles or so. There are endless local walks and outdoor pursuits all closely available including canal side walks and the extensive grounds of Shugborough Hall National Trust Estate.

An open canopied porch gives access to the front main entrance door and impressively spacious reception hall, beyond which is a central point of access to all ground floor rooms and has a feature timbered floor and a hand crafted stair and balustrading that leads to an equally generous first floor galleried landing that again gives central access to all bedrooms. Also leading off the hall is a two piece fitted guest cloakroom.

The principal reception room is a splendid through lounge with focal point fireplace and log burner stove, timber finished floor and double doors that lead to a rear terrace and garden.

Adjacent to the lounge and breakfast kitchen is a separate dining room of good size that enjoys very pleasant rear garden views and also has a timber finished floor and double doors to the hall.

With views of the front garden, the sitting room is a further well proportioned reception room with a bay window, timber finished floor, minster style fireplace and bespoke fire side bookcases.

Positioned next to the sitting room is a good sized family room which enjoys a side garden aspect.

The heart of this home is undoubtedly the spacious and rear garden facing breakfast kitchen which has a full range of hand crafted oak units including base, wall, drawer and a feature larder unit. There are granite worktops, splashback tiling, Belfast sink, slate tiled floor, range cooker, integrated dishwasher, American style fridge freezer, access to the rear garden terrace and attractive garden views. Leading off the breakfast kitchen is a utility room with a matching range of units, slate tiled floor, sink unit, appliances spaces for a washing machine and tumble dryer.

The galleried first floor landing is split level in part and has a front facing built in window seat. It gives access to the five double bedrooms and family bathroom.

The master bedroom suite is elegant and spacious with a split level to distinguish between two areas, a Juliet balcony and double doors, vaulted ceiling in part with four skylights, dressing area with a fitted range of wardrobes, and ample room for additional furniture items. Leading off is a three piece fitted en suite with quadrant corner shower, low level WC and wash hand basin.

Bedroom two is an ideal guest bedroom enjoying a front facing aspect and having its own two piece en suite cloakroom.

Bedrooms three and four are excellent sized rear facing rooms with garden views and bedroom five is a further front facing bedroom of double size.

The family bathroom is conveniently accessible to all rooms and is fitted with a traditional white and chrome suite to comprise a framed double ended bath with side mounted mixer tap and handheld shower, substantial walk in showering cabinet with two shower heads, pedestal wash hand basin and a feature high level cistern WC.

Outside, the overall plot size is 0.25 acres or thereabouts and offers fully enclosed front, side and rear garden areas with electric gates to the front leading to a gravelled drive and turning area.

The principal areas are mainly lawned with a variety of established shrubs trees and evergreen planting, hedged boundaries, a wide block paved patio to the rear. A timber garden shed is included in the sale and views of Cannock Chase are also to be enjoyed from the garden.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

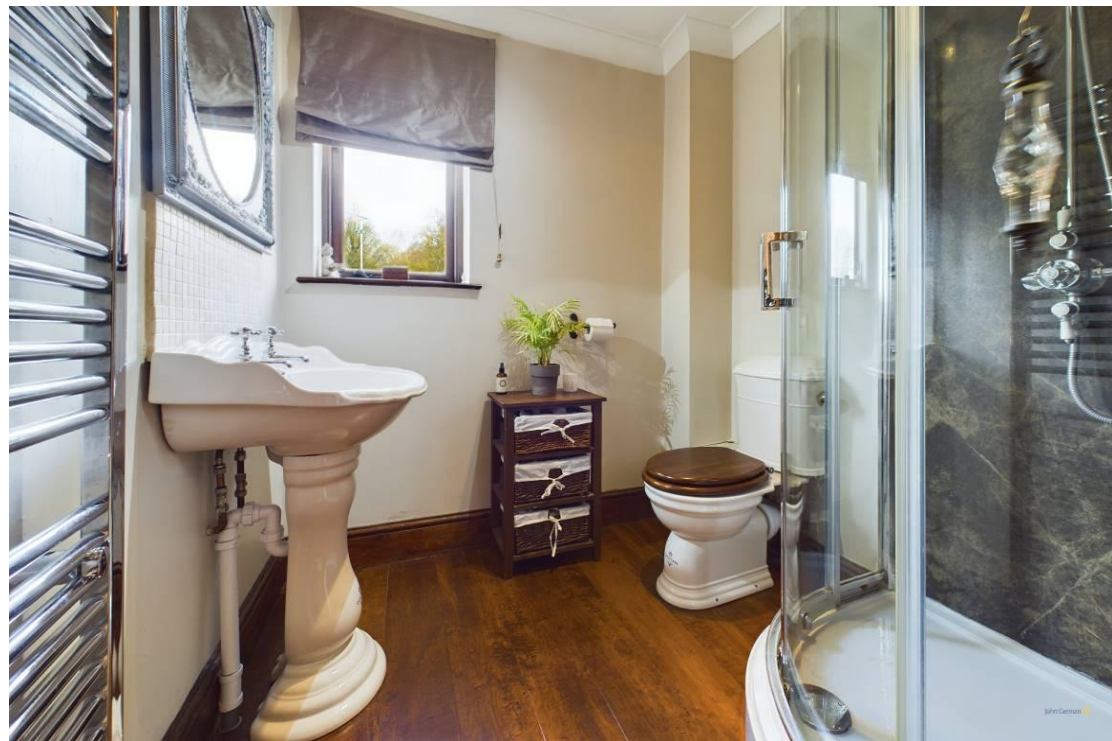
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/15032024

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 2586.39 ft<sup>2</sup>  
 240.28 m<sup>2</sup>

(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.

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### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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