

Shawmans Lane

Haughton, Stafford, ST18 9JW

John German





A wide-angle photograph of a large, well-maintained lawn. In the center, two deer stand facing each other. The lawn is surrounded by numerous mature trees with dense green foliage. A wooden fence is visible on the left side. The overall scene is peaceful and scenic.

Shawmans Lane

Haughton, Stafford, ST18 9JW

£840,000

A beautifully presented detached house occupying an exceptional plot with wonderful formal gardens, wildlife pools and wooded parkland style grounds, all extending to approximately 3.3 acres.

The property stands back from Shawmans Lane beyond remote controlled gates and a spacious superb resin drive which provides parking for numerous vehicles and also gives access to the detached double garage.

Accommodation

The reception hall gives access to the sitting room which has stairs rising to the first floor landing and a fire surround with electric fire. There is a particularly well proportioned formal dining room with two front facing windows and a door leading into the very spacious lounge which has a brick inglenook fireplace which incorporates a gas fire. French style double doors open to the garden and there is a beamed ceiling and further double doors opening into the splendid garden room which has a vaulted ceiling. The garden room has lovely views and gives direct access into the garden. There is also a side lobby which has a guest cloakroom off.

The superb dining kitchen has an extensive range of contemporary style gloss units with contrasting granite work surfaces and a recessed stainless steel sink. There is a spacious matching island with further granite work surfaces extending to a dining bar at either side, also incorporating a ceramic hob and further integrated appliances within the kitchen comprise five burner gas hob, two ovens and larder fridge. There is also a built in cupboard and an archway leading to a side porch.

The first floor landing has a spacious walk in store and doors leading to the four bedrooms. The principal bedroom is exceptionally spacious with built in bedroom furniture and an excellent en suite which has a spacious shower with both waterfall and conventional heads, wash basin set into an integrated unit with cupboards beneath and a towel radiator.

The beautifully appointed and spacious family bathroom comprises a freestanding bath with traditional chrome mixer tap and shower, wash basin set into a splendid integrated unit with cupboards beneath, separate shower with conventional waterfall heads, WC and a towel radiator.

Outside

The garden to one side has a stunning Indian stone and spacious entertaining terrace, a pergola, adjacent vegetable garden, potting shed and beyond which lies a Japanese style water garden with fish pool and wooden bridge.

To the other side of the property there is a patio and a large pool which is a haven for wildlife and has a separate sun terrace.

The garden then extends to extensive wooded parkland area which also has the benefit of a further wildlife pool. There is an additional gate to the side of the property and a further gate leading to land that is owned by this property.

The resin drive leads to the detached double garage which also has the benefit of a remote up and over door.

The property whilst enjoying this rural location is also convenient for the village of Haughton which has a local shop and country pub. The county town centre of Stafford has an intercity railway station and junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Agents notes:

- The property is situated off an unadopted shared private lane.
- The additional area of land to the side of the property is gated and fenced off, although belonging to Virginia Cottage, the farmer has a right to access their field.
- The Land Registry document refers to various rights and a copy of the document is available upon request.
- There is an electric car charging point.
- No mains drainage and no mains gas.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

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

Broadband type:

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
www.staffordbc.gov.uk

Our Ref: JGA/30042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





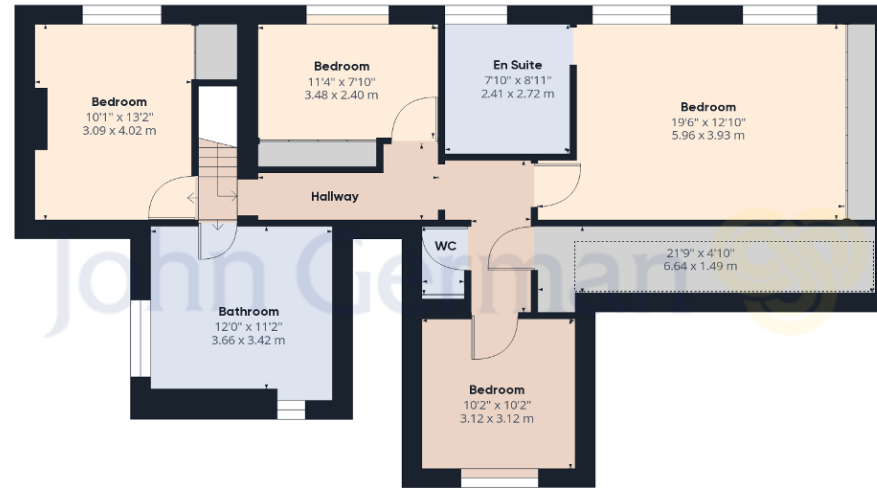








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2776.01 ft²
257.9 m²

Reduced headroom

79.59 ft²
7.39 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

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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		
55-68	D		64 D
39-54	E		
21-38	F	28 F	
1-20	G		



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