

Brocwood Lodge, The Green

Brocton, Stafford, ST17 0TP

John German



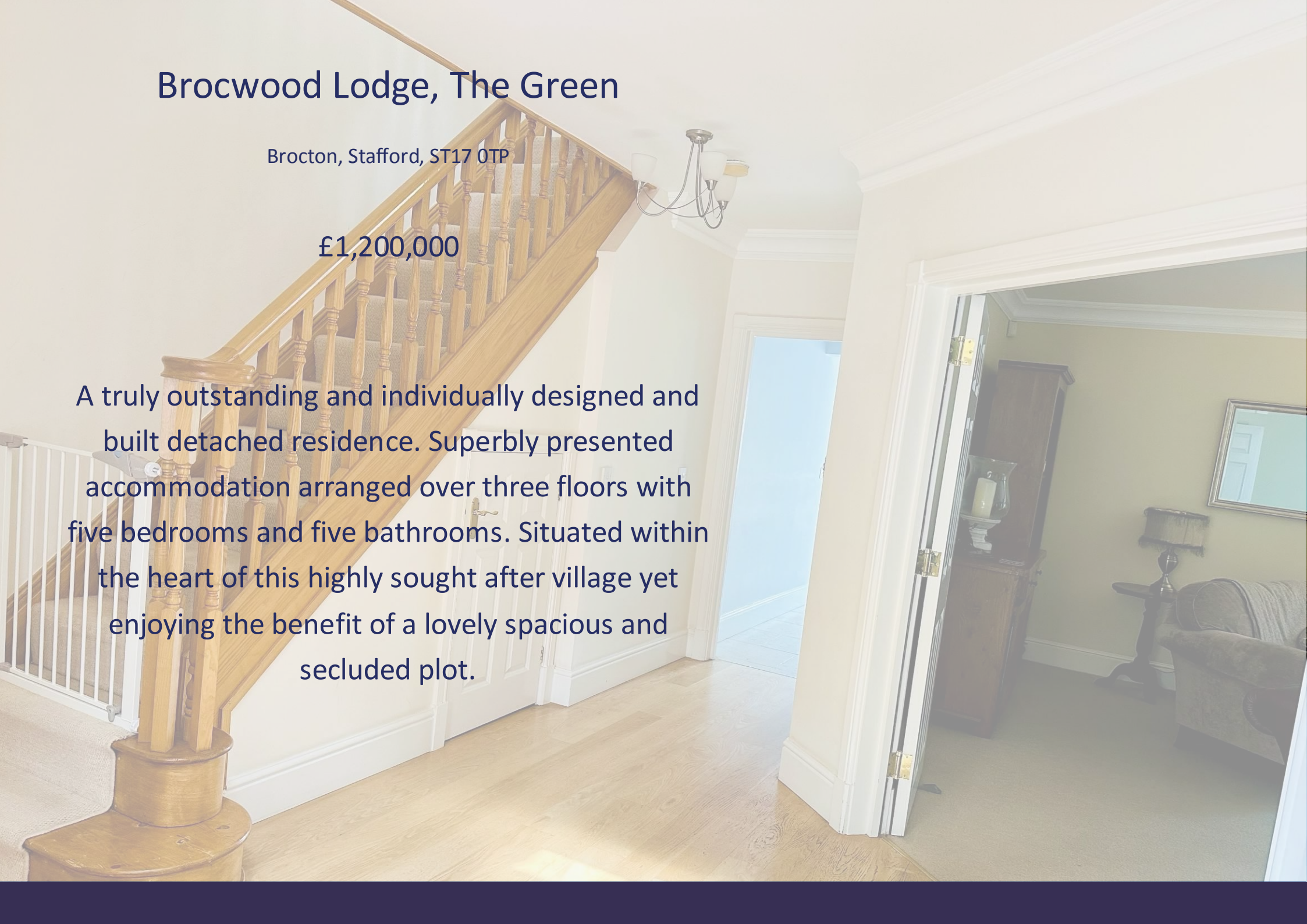


Brocwood Lodge, The Green

Brocton, Stafford, ST17 0TP

£1,200,000

A truly outstanding and individually designed and built detached residence. Superbly presented accommodation arranged over three floors with five bedrooms and five bathrooms. Situated within the heart of this highly sought after village yet enjoying the benefit of a lovely spacious and secluded plot.



Impressive reception hall providing a spacious and most welcoming introduction to this stunning home.

Cloakroom with WC and wash basin and full feature tiling.

Family game/cinema room having down lighting and French style double doors opening onto the terrace.

There is a separate study with an attractive front facing bay window and a delightful and particularly well-proportioned drawing room, having a fine stone fireplace with tiled hearth and a cast log burner.

Double doors opening directly into the drawing room with further glass double doors and full height side windows opening to the exceptionally spacious dining conservatory, which enjoys views of the garden and has double French style doors onto the sun terrace.

Situated directly from the conservatory between the kitchen there is a lovely sitting room which has bi-folding doors opening onto the sun terrace.

Stunning dining kitchen with lantern roof and an extensive range of bespoke units with Silestone work surfaces, also incorporating a matching dresser unit in addition to built-in cupboard and a recessed surround which houses the La canche range cooker. In addition, there are integrated Miele appliances comprising two wine coolers, dishwasher, microwave and full height fridge and separate freezer, Quooker boiling water tap and waste disposal. There is a superb integrated granite breakfast dining table. There is a separate utility having a range of contrasting units with work surfaces and recessed stainless steel sink, and space and provision for domestic appliances.

First floor landing which is exceptionally spacious and has stairs rising to the second floor area.

The outstanding principal bedroom suite has walk-in wardrobes/dressing room, which is comprehensively fitted, in addition there is a beautifully appointed ensuite with exquisite tiling and comprises bath, enjoying the benefit of a recessed TV, separate walk-in shower with waterfall head, wash basin with wall mounted cupboard beneath, WC and vertical towel radiator.

There are three further bedrooms on the first floor and two of which are ensuite and again exceptionally well appointed. In addition, there is a luxurious family bathroom which has a free standing bath, WC, wash basin set into an integrated unit and splendid tiling.

Second floor landing has a useful storage cupboard and bedroom with further storage area, two Velux roof lights and an ensuite comprising shower, WC, pedestal wash basin, half height tiled walls and tiled floor.

The house is situated in an exceptionally secluded location yet within the heart of the village and on the green. Set well back from the road behind substantial pedestrian and vehicular gates which are remotely controlled extends to a very spacious drive providing parking for numerous vehicles, also giving access to the double garage which has electric remote doors and a boarded loft with ladder access. There is a gated side entrance leading to extensive sun terrace which provides wonderful outdoor entertaining space and can be directly accessed via the conservatory and also the bi-folds to the sitting room. There is also a log store, shed, greenhouse and beyond the sun terrace lies a lovely mainly lawned garden with beautiful borders having a variety of plants, flowers and trees in addition to three raised vegetable beds. There are outside taps/sockets and lighting.

Brocton is undoubtedly one of the most sought after villages in Staffordshire and this property is within the catchment area of Ofsted Outstanding rated schools. It is nestled against Cannock Chase, an area of outstanding natural beauty and a fantastic place to walk, cycle or jog. Junction 13 of the M6 provides direct access into the national motorway network and the M6 toll and Stafford town centre has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately one hour 20 minutes.

Agents note: There is CCTV recording at the property.

What3words: Stuns.Shipyards.Comic

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

Property construction: Traditional

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Superfast

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

Our Ref: JGA19042024

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



Floor 1



Floor 2

Approximate total area⁽¹⁾

3620.9 ft²

336.39 m²

Reduced headroom

63.87 ft²

5.93 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.

GIRAFFE360



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		82 B
69-80	C	78 C	
55-68	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



