

Oaks Cottage

Moddershall, Stone, ST15 8TG

John 
German





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£830,000

A rare opportunity to purchase a truly outstanding three storey detached cottage in an idyllic setting. The property, which has not been on the market for over 20 years is tastefully presented and appointed to a high standard throughout, and surrounded by approximately half an acre of mature gardens.

An enclosed porch has a vaulted ceiling and feature window above the entrance door, quarry tiled floor and built in cloaks cupboards.

The charming sitting room has a beamed ceiling, inglenook fireplace housing a contemporary style log burner, quarry tiled floor, vertical radiator and window enjoying lovely views of the garden.

The open plan dining kitchen has an extensive range of both high and low level units and contrasting granite worksurfaces incorporating a Belfast style sink with granite drainer in addition to a recessed one and a half bowl stainless steel sink also with a granite drainer. Integrated appliances comprise an induction hob with stainless steel and glass extractor canopy above, split level double oven and dishwasher. Please note there is a recess for an American style fridge freezer however it is not included in the sale but may be available by separate negotiation. There are basket stores, wine racks and display cabinets and a quarry tiled floor that extends into the charming dining room which has a brick fireplace, now ornamental.

A beautiful garden room has a vaulted ceiling, two velux roof lights and bi-folding doors giving access to the garden providing indoor outdoor living space perfect for summer days. There is a vertical half round radiator and tiled floor that extends into the shower room having a wash basin, WC, shower and a velux rooflight.

The utility room has cupboards, space and provision for domestic appliances and a sink and drainer.

Climb the stairs to the first floor where there is a delightful sitting room/fourth bedroom having a beamed ceiling and a dual fuel log burner set into a brick fireplace.

An inner lobby/study has stairs rising to the second floor and also gives access to the beautifully appointed bathroom with modern suite comprising bath, rectangular wash basin standing on a contemporary stand having integrated drawers beneath, WC, a large shower, chrome vertical towel radiator and an airing cupboard.

Also on the first floor is a spacious second double bedroom with beamed ceiling, a feature brick chimney breast and a door providing direct access into the bathroom.

The second floor landing has a feature bay window seat and gives access to two superb and spacious double bedrooms benefitting from a 'Jack and Jill' en suite with large shower, wash basin and WC set into an integrated unit with cupboard and shelving.

Outside - The house stands well back from the road beyond a particularly spacious parking area in addition to a side drive that gives access to the detached double garage with an electric car charging point. A wrought iron gate with rose arbour leads to the mature gardens that are mainly laid to lawn and enjoy a variety of established flower beds. An additional gate leads to the side drive and garage. Lawns also extend to the side of the property and gently slope upwards and again benefit from a wealth of flowers. A sun terrace lies immediately to the side of the house and has gabion retaining baskets whilst to the other side is an area ideal for log storage. The whole plot extends to approximately half an acre in total.

The property is situated in this delightful and highly sought after location of Moddershall Oaks which is approximately 3 miles from the thriving canal town of Stone. Whilst the property enjoys an idyllic location, it is also convenient for commuters to junction 15 M6 and good access to both Stafford and Stoke on Trent railway stations offering regular services to London Euston.

Notes: The land registry has various rights, a copy is available upon request.

Historic reports suggest that prior to our clients purchasing the property in 2002, the property flooded after an exceptional rainstorm. The current owners built a wall in the garden to address this issue and the property has not been affected by flooding in over 20 years.

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

Property construction: Traditional

Parking: Spacious drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage

Heating: LPG

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

Broadband type: Ultrafast

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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042024

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.







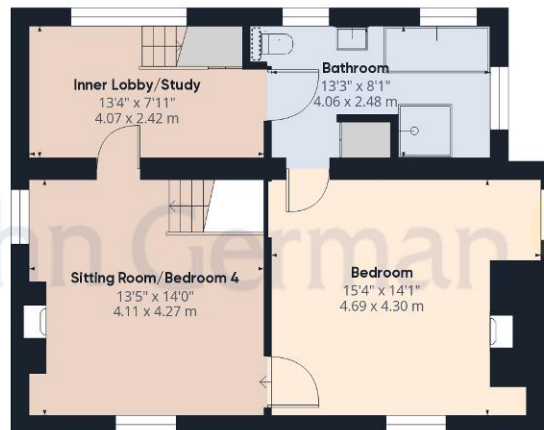




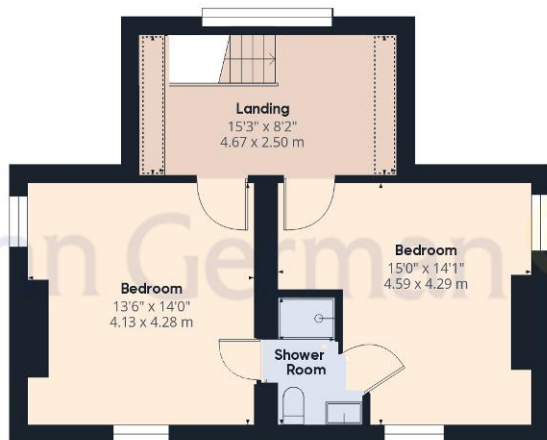




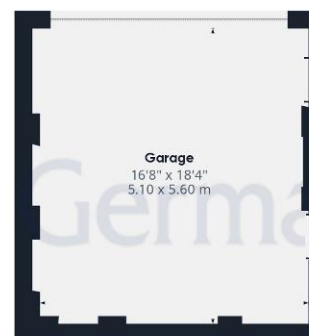
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2295.02 ft²

213.21 m²

Reduced headroom

18.9 ft²

1.76 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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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