

Far Ridding

Gnosall, Stafford, ST20 0DW

John 
German





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Offers In Excess Of £400,000

A very well presented and extended detached house which provides excellent family accommodation and occupies a truly delightful position, having the advantage of open fields to one side.



The reception hall has stairs rising to the first floor landing, a useful understairs cupboard and oak stripped floor which extends through a wide opening into the dining area. There is a delightful lounge which has a front facing bay window, stone fireplace with pebble effect gas fire and an oak stripped floor extending through double sliding doors into the separate sitting room which has the benefit of double French doors opening onto the terrace and garden. The excellent dining kitchen features a comprehensive range of white units and contrasting granite effect work surfaces which extend to a dining bar, one and half bowl sink and drainer and integrated appliances comprising Neff gas hob with stainless steel extractor canopy above and Neff oven and microwave. There is also a dishwasher, fridge, freezer, downlighting, tiled floor and double French style doors opening to the terrace and garden. There is a side entrance hall with the benefit of a shower room comprising shower, WC, wash basin with integrated cupboard beneath and attractive tiling.

The spacious first floor landing incorporates a study area and a wide side window enjoying lovely views over the neighbouring field, an airing cupboard and separate cupboard with space and provision for washing machine and dryer. There are four well proportioned bedrooms and the principal bedroom has fitted wardrobes in addition to a walk in dressing room with further wardrobes, and an en suite comprising corner shower, WC, wash basin with integrated cupboard beneath, vertical towel radiator and attractive tiling. The second bedroom also has fitted wardrobes. The family bathroom is very well appointed having a bath with shower and folding screen above, wash basin with integrated cupboard, WC, towel radiator and exquisite tiling.

Outside, the house occupies a corner plot which is accessed via a shared private drive leading to the properties own block paved drive which is capable of parking approximately three cars and gives access to the detached double garage with an EV charger. The property is situated in a delightful position with open fields to one side. There is a gate and covered side entrance which leads to a block paved sun terrace with stepped and tiered garden areas beyond having artificial grass, abundantly stocked beds rising to an upper level which has an ornamental pond and again, further deep and very mature borders.

Gnosall is an exceptionally popular village with a range of amenities including a health surgery, welcoming country pubs and local village supermarket. It is also convenient for the county town of Stafford which has a mainline intercity railway station and regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents Notes: The Land Registry does refer to rights, charges and easements and a copy of the document is available upon request.

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

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

Broadband and 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 D

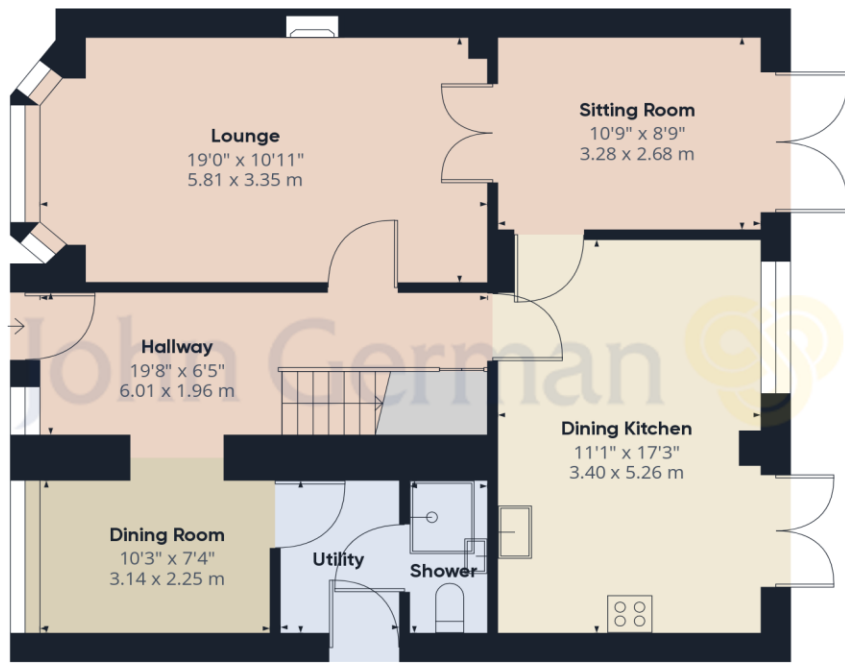
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

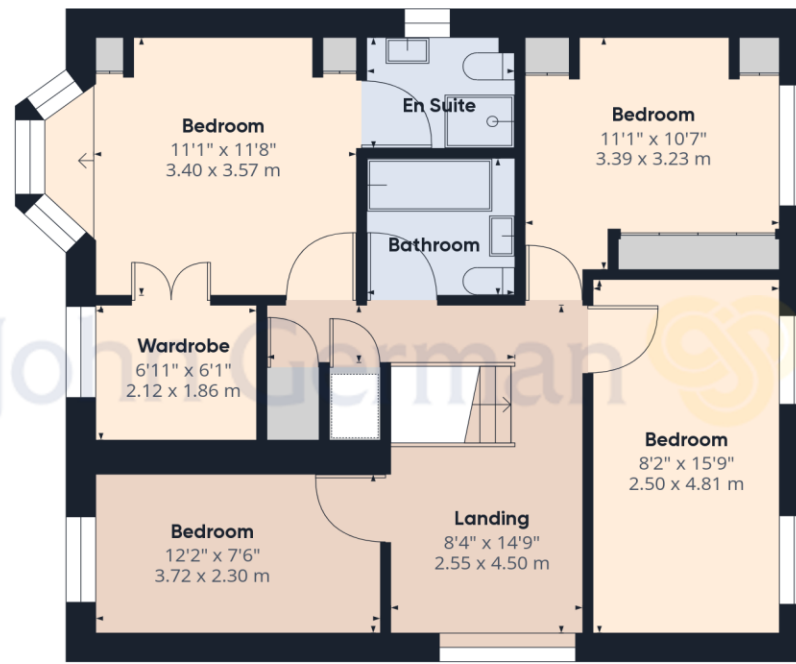
Our Ref: JGA/05062024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1760.37 ft²

163.54 m²

(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.



Agents' Notes

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Referral Fees

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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