

# The Webbery

Coton, Milwich, Stafford, ST18 0EQ

John German







# The Webbery

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£550,000

A delightfully situated detached cottage offering spacious accommodation complemented by lovely gardens enjoying some fine views of surrounding countryside.

The property is situated in a lovely rural location yet convenient for the county town of Stafford, canal town of Stone and market town of Uttoxeter.

**Accommodation** - An enclosed porch opens to a generous sized reception hall with stairs to the first floor. On your right is a charming, dual aspect lounge with an inglenook fireplace that incorporates a log burner plus a front facing bow window and double French style doors opening to the sun terrace. An oak fitted cupboard has adjacent bookshelving.

Across the hall is a separate formal dining room that is also dual aspect enjoying views of the front and side gardens. To the rear is the breakfast kitchen which has a most attractive range of modern gloss units with contrasting wood effect work surfaces and a stainless steel one and a half bowl sink and drainer. Integrated appliances comprise an induction hob with stainless steel extractor canopy above, split level double oven and a fridge freezer. A separate cupboard housing the oil fired boiler and quarry tiled floor that continues into the adjacent utility room that has an excellent range of cupboards, work surfaces and a stainless steel double bowl sink and drainer. There is space and provision for domestic appliances and floor mounted access to the cellar beneath. A separate side porch has an outer door plus a WC off also having a wash basin.

The first floor landing has a built in cupboard alongside a second landing area also having a built in cupboard. The main bedroom has built in wardrobes and enjoys a dual aspect with views of farmland to the rear. The second bedroom has an over stairs cupboard while bedroom three has far reaching rural views from its dual aspect windows.

There is a family bathroom having a bath set into an arched and tiled recess, WC and twin wash basins set into an integrated unit with cupboards, matching pelmet unit above incorporating a mirror, lighting and further cupboards. A separate shower room has a shower, wash basin with integrated cupboards and drawers, WC and an airing cupboard.

Also off the landing, a door opens to a staircase leading to the second floor attic room above.

The property stands back from the road behind a spacious drive leading to a garage. A rear paved sun terrace has a hedge that immediately adjoins neighbouring farmland. To one side of the property is a deep and well stocked rockery with steps leading to a mainly lawned formal garden with mature hedges and established beds and borders. There is also a timber garden shed. To the other side of the house is a further terrace with brick and tiled outbuilding, offering potential to be used as a home office. A productive garden area has a greenhouse and a further lawn.

**Notes:** The property has not been completed for first registration with Land Registry. Awaiting grant of probate.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Private septic tank

**Heating:** Oil fired heating and there are two solar panels that provide heating for hot water.

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11072024







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

2395.94 ft<sup>2</sup>

222.59 m<sup>2</sup>

**Reduced headroom**

55.65 ft<sup>2</sup>

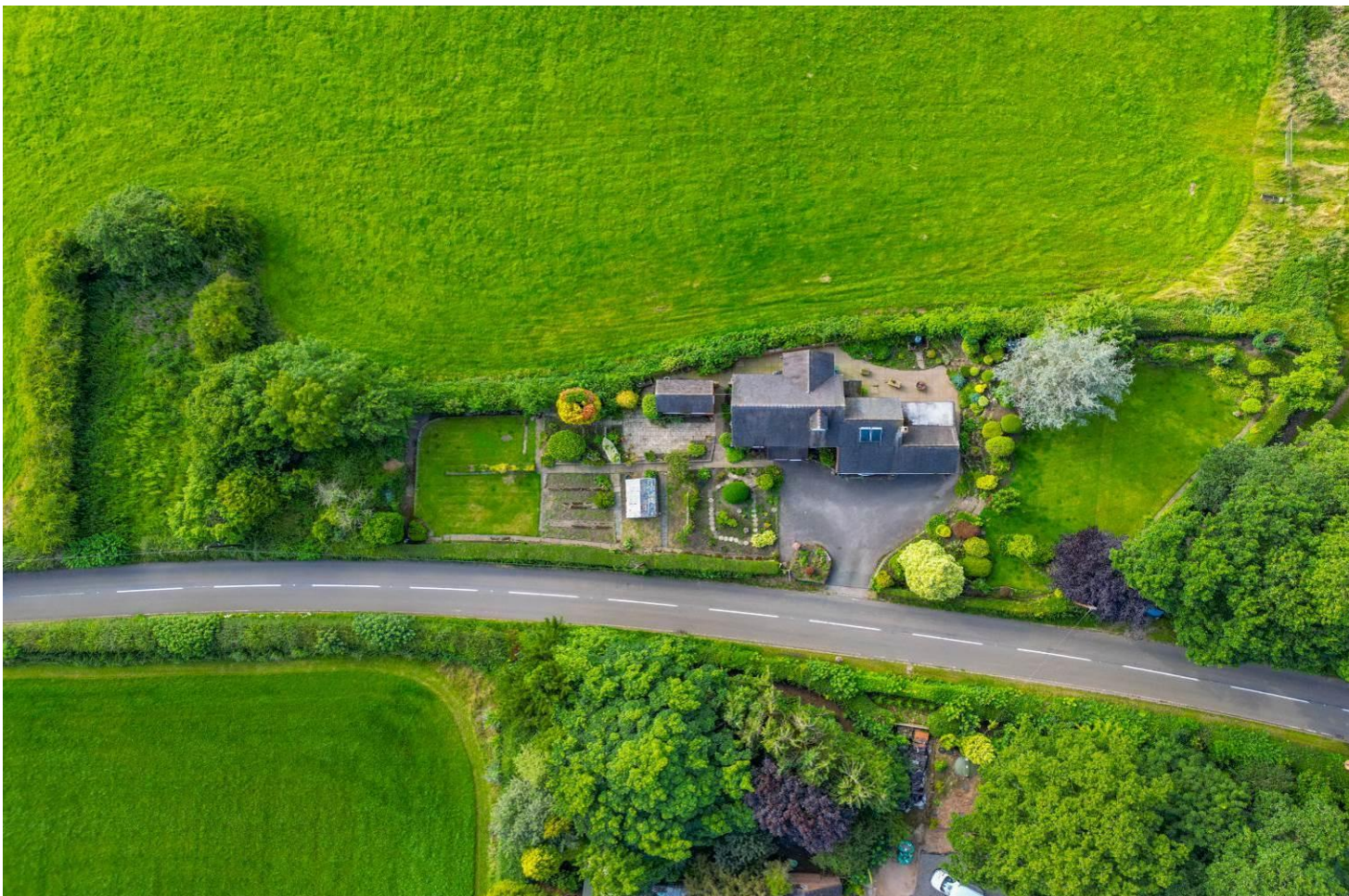
5.17 m<sup>2</sup>

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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