

# Church Lane

Fradswell, Stafford, ST18 0ZP

John  
German






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Offers In Region Of  
£550,000

A stunning barn conversion which has a superb blend of original and contemporary features. Situated in this delightful location.

John German 

This modern country home must be seen to truly appreciate its size and versatile living space. Throughout the ground floor, there are bespoke Sanderson wooden shutters, underfloor heating and windows at both the front and the rear. A stable type front door with adjacent window opens into an impressive open plan reception hall with stunning vaulted ceiling and Velux roof light, and gallery landing above. Stairs rise to the first floor with large storage cupboard and there is also exposed feature brick work. The reception hall opens into the contemporary style dining kitchen which has a superb range of cream units with stainless steel accessories, contrasting light grey granite work surfaces that extend to the dining bar, a Franke stainless steel one and half bowl recessed sink with granite drainer and integrated dishwasher. Neff integrated appliances comprise oven, combination microwave oven and induction hob with stainless steel extractor canopy above.

The utility room has a range of cream cupboards, stainless steel sink and drainer, granite effect work surfaces and space and provision for domestic appliances and a water softener system. A door leads to a cloakroom fitted with a WC and rectangular wash basin with integrated cupboard beneath.

The particularly well proportioned, elegant lounge and dining area has French style windows to both front and rear aspects, some superb, exposed feature brick work and a contemporary style circular log burner. This space can be separated from or open to the rest of the house by a set of clear glass doors.

The property has a ground floor double bedroom which benefits from an ensuite comprising contrasting wall and floor tiling, shower with drying area, pedestal wash basin and low flush WC. This provision in combination with the option of an open-plan layout, offers great flexibility for potential buyers.

The outstanding first floor landing has a glass balcony overlooking the light hallway below and leads into three further bedrooms. The principal bedroom is an outstanding room and has a range of fitted bespoke drawer units to the bedroom area and matching cupboards and dressing table to the dressing area. This opens to the ensuite having a freestanding bath, separate shower with remote control shower unit, chrome accessories, and an opaque glass door opening to the WC which also has a rectangular wash basin.

There are two further charming bedrooms with bespoke fitted wardrobes to get maximum benefit from the space. Additionally, there is another bathroom which is tastefully appointed having a white suite comprising bath and showerhead attachment, low flush WC, wash basin and chrome accessories. All upstairs windows can rotate allowing easy cleaning and are fitted with Sanderson blackout blinds.

There is communal parking to the front of the barn with two allocated parking spaces within a quaint courtyard. To the rear lies a sun terrace with slightly raised lawn offering a very large garden with chipped path which leads to the double garage. This also has a separate shared approach and further parking available in front of the garage.

Fradswell is a truly delightful village surrounded by beautiful unspoilt Staffordshire countryside. There are some lovely footpaths in all directions and the country roads put the property within many popular cycling routes. The village, although small, has a well-used and recently renovated village hall, a church and its own infant school with on-site nursery. Older children can be collected by allocated school buses and/or taxis to reach either the middle school in Stone, primary school in Weston or high school in Stafford.

There are many lovely pubs and eateries within close proximity of the property and the location is convenient for commuting in modern day life. It lies within easy reach of and equidistant to the county town of Stafford in the west, the market town of Uttoxeter to the east and the canal-side town of Stone to the north-west. Stafford has an intercity railway station with regular services operating to London Euston, some of which only take 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll. Other major commercial centres are easily accessible via the A518 and A51.

**Agents notes:**

There is a shared access drive to the front of the property.

There is a management charge of approximately £40 per month to manage the communal areas for the barn development. This also covers the private waste water system for the barns.

The barn is attached to neighbouring properties.

There is no mains gas or mains drainage.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Property construction:** Standard

**Parking:** Two allocated spaces & garage with parking in front

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared private treatment system (management charge of approximately £40 per month which also covers the management of the communal areas)

**Heating:** Oil. Underfloor heating to ground floor & traditional radiators to first floor. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/19112024

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.



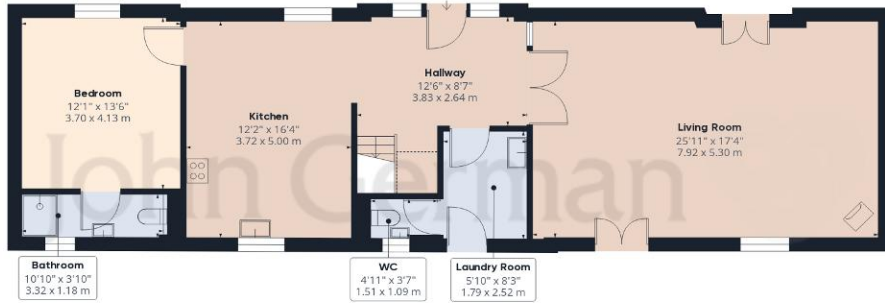




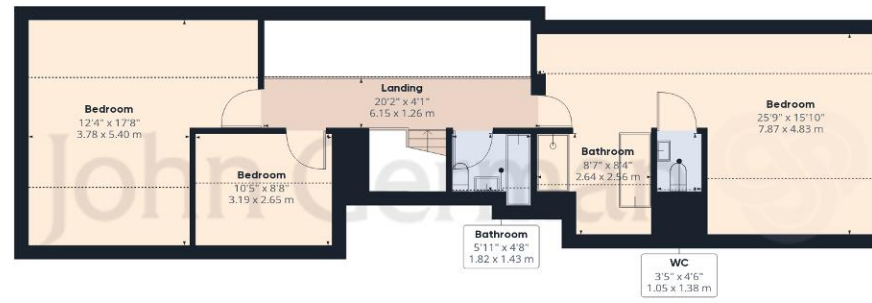




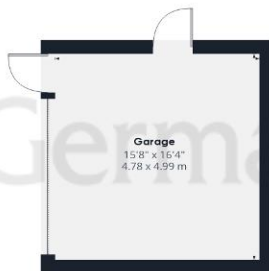




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2172.69 ft<sup>2</sup>

201.85 m<sup>2</sup>

**Reduced headroom**

358.47 ft<sup>2</sup>

33.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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