

# The Village

Walton On The Hill, Stafford, ST17 0LR

John  
German







## The Village

Walton On The Hill, Stafford, ST17 0LR

Guide Price £550,000

**Beautifully situated in an exclusive cul de sac at the heart of this picturesque village, this is a wonderful family home with a choice of excellent schools and access to Stafford town centre, Brocton and Cannock Chase.**

Walton on the Hill is a popular spot for all ages, having access to a selection of local primary schools and the highly regarded Walton High School secondary school. It is located within easy access of Cannock Chase, an area designated as a place of outstanding natural beauty and a perfect place to cycle, walk or explore. Just a short drive away is Stafford town centre where you will find a range of supermarkets, restaurants, pubs and shops. For commuters, Stafford train station offers regular services to London Euston taking approximately 1 hour 20 minutes, and nearby road links include junctions 13 and 14 of the M6 motorway network.

**Accommodation** - Step inside the glazed entrance door giving access to the enclosed porch which in turn has a composite entrance door opening into a wonderful reception hall with glazed side screening, engineered oak flooring and stairs off with balustrade. There is an attractively fitted oak room with low level WC, wash basin and tiled flooring.

From the hall, two partly glazed doors open into the spacious lounge which runs from the front to the rear of the property overlooking gardens at each end and is equipped with engineered oak flooring and an attractive fireplace housing an inset wood burner together with shelf over.

On the opposite side of the hall is the superb well fitted and spacious fitted kitchen/dining room which has a stylish range of base cupboards, drawers and wall units surmounted by quartz effect worktops including a large peninsular breakfast bar with storage below. There is an inset white 1.5 bowl ceramic sink with chrome mixer taps, a platinum multi fuel range cooker with splash back and extractor hood over, integrated dishwasher, space and plumbing for a large American style fridge freezer along with vinyl flooring and a French door opening out to the rear garden.

From the kitchen a side hall has a side door to the exterior plus access to a utility room which has a matching range of base and wall units with worktops, stainless steel sink and mixer tap with tiled splash backs, appliance spaces including plumbing for an automatic washing machine, tiled flooring and a cupboard housing the Worcester gas fired boiler which is equipped with a Hive app system.

The first floor landing has an airing cupboard and gives access to the very spacious master bedroom which comes complete with a luxury en suite having a large walk in tiled shower with glazed enclosure, pedestal wash hand basin, WC, tiled flooring, chrome heated towel rail and fully tiled walls.

Bedroom two is a wonderfully sized double which has a very pleasant front outlook together with fitted wardrobes whilst bedrooms three and four are equally spacious. The contemporary and stylish bathroom has a P-shaped bath in tiled surrounds having a thermostatic static unit over and glazed screen, a pedestal wash hand basin, WC, tiled flooring and chrome heated towel rail.

The property is situated in an exclusive private cul de sac having a broad drive leading to a detached double garage equipped with electric roller style door and an EV charge point. There are mature enclosed gardens to the front and rear accessed via a wrought iron gate set in the boundary wall together with paved pathways, lawns, patios and planted borders. A useful side area has a timber garden shed. Direct access is afforded from the garden into the garage.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

The property is located in a conservation area.

The Yew and Silver Birch trees have TPO's.

**Property construction:** Traditional

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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 F

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

**Our Ref:** JGA/14052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





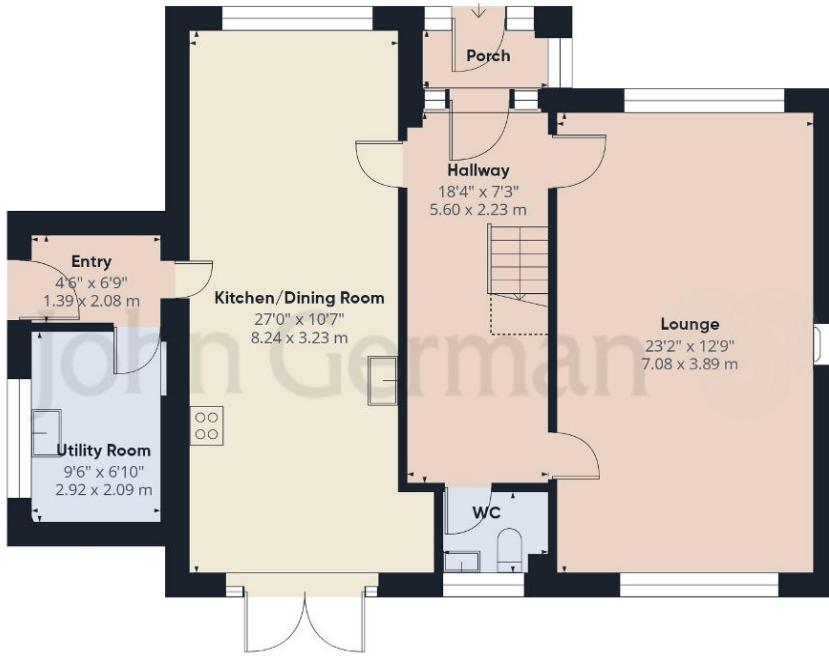
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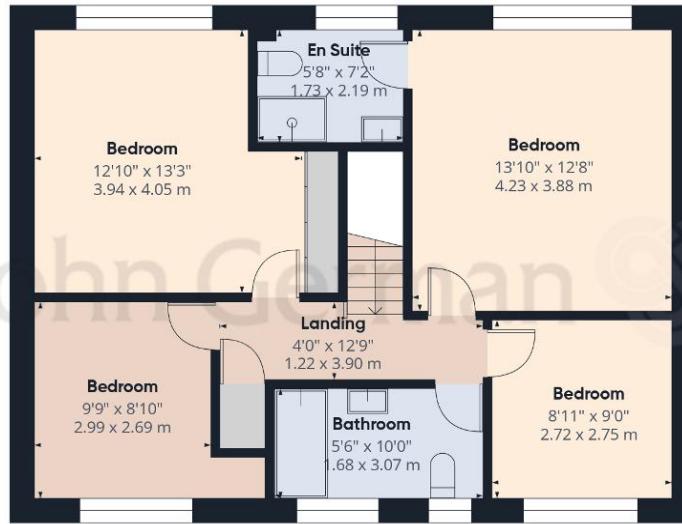


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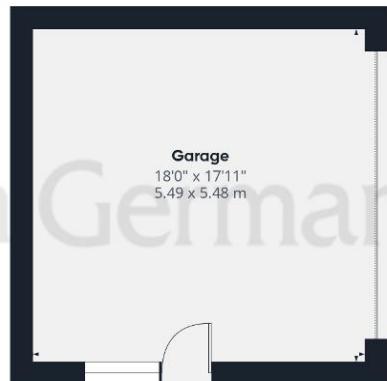




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1876 ft<sup>2</sup>  
174.1 m<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>  
1.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Agents' Notes

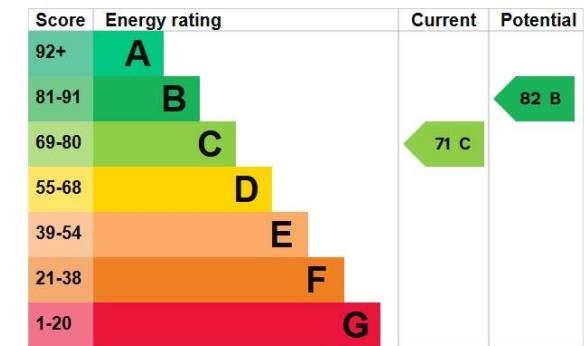
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#### Referral Fees

**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.



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