

# 1 Mill Cottages

Sandon, Stafford, ST18 0DH





John German



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£299,950

A traditional three storey end terrace property situated in a delightful location adjacent to countryside. In need of modernisation. No upward chain.

There is an entrance porch having a door to the hallway with stairs off.

The breakfast kitchen is equipped with a range of base and wall units with worktops, sink and appliance spaces.

The living room enjoys dual aspect windows with views across open countryside and the garden and has a brick fireplace with open hearth and an understairs cupboard.

The first floor landing has stairs off to second floor and gives access to two bedrooms and a bathroom. The second floor landing leads to double bedrooms.

Outside, there is a large, part walled enclosed garden on the opposite side of the lane, laid to lawn with a concrete slab driveway and parking area, plus a substantial detached brick outbuilding. There is also an additional garden to the side with an externally sited oil boiler.

The property is situated in a truly delightful Sandon location which is conveniently situated for the county town of Stafford to the west and the market town of Uttoxeter to the east. There are excellent road links in the area including junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll. Stafford has an intercity railway station with regular services to London Euston, some of which take only 1 hour 20 minutes.

**Agents notes:**

We understand the property is registered with Land Registry under a Title covering several properties (Sandon Estate) and it will need to be separated. The Estate is not selling all of the land and properties in their ownership.

There is a private treatment plant shared with 1,2 and 3 Mill Cottages and it is on land to be retained by The Sandon Estate.

There is no mains gas and no mains drainage.

Access is over a shared private drive and there will be shared maintenance costs.

Flood Risk is classified as high from rivers and sea. Please see [long-term-flood-risk.service.gov.uk](https://long-term-flood-risk.service.gov.uk)

There is evidence of 'Very Low risk' Asbestos and a Report is available to view. Contact the branch office for details.

**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:** Shared treatment plant

**Heating:** Oil fired central heating

(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 C

**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/30092025

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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 1st 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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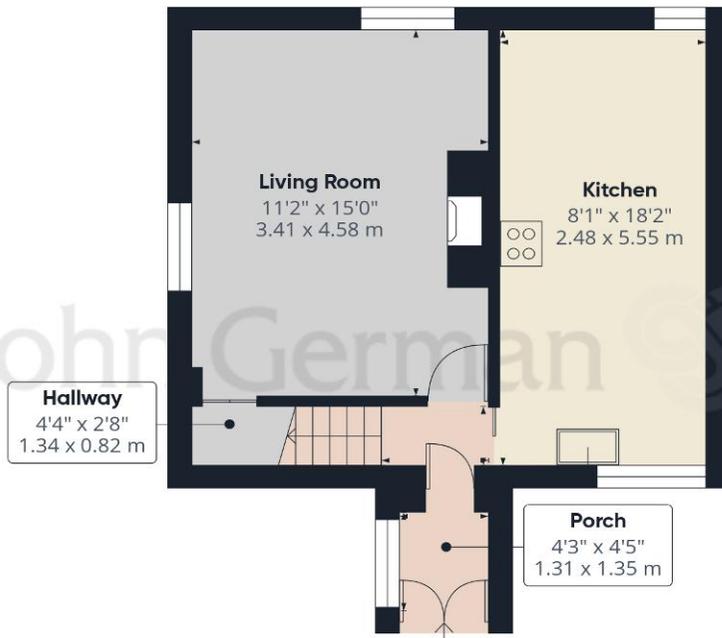
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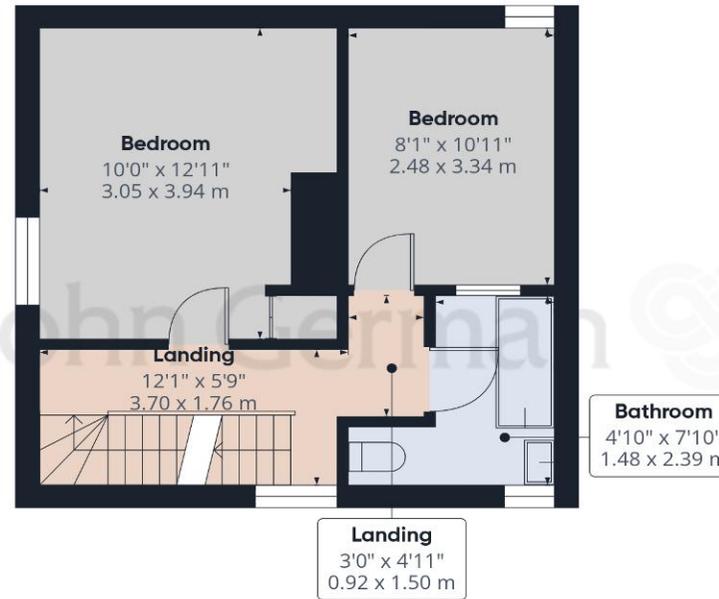
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Ground Floor



Floor 1

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

1049 ft<sup>2</sup>

97.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2



### 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		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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