

Church View House

Seighford, Stafford, ST18 9PQ

John 
German





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Seighford, Stafford, ST18 9PQ

£1,000,000

An exceptionally spacious, highly individual and beautifully appointed detached house, situated in a delightful village location.



The property is appointed to an exceptionally high standard and has the benefit of Luxaflex blinds throughout and Porcelanosa sanitary ware. There are impressive tiled floors to the ground floor and engineered oak wooden floors to the first floor, all of which have under floor heating powered by an air source system which has the benefit of an oil fired back up boiler. Solar panels also provide some of the electricity produced and heat the water system. There is additional income available from the Feed In Tariff which has 23 years remaining. The ground floor has wireless speaker systems and there is a data communication centre for hardwired systems through the property including CCTV and Alarm.

Accommodation

A wonderful reception hall provides the most outstanding introduction to this superb property, with a magnificent glass, steel and wooden staircase rising to the matching first floor gallery landing with atrium above. There is crystal downlighting, two spacious cupboards and a cloakroom off which has an integrated wash basin with cupboard beneath, w.c, chrome electric towel radiator and Porcelanosa tiled walls and floor.

An elegant and contemporary influenced lounge has a stunning vaulted ceiling and central fireplace which has a CVO Riverflame LPG fire. Bi-fold doors open to the terrace in addition to further windows all of which provide a light and airy atmosphere.

There is also a separate and spacious study in addition to a formal dining room which has glazed double doors opening to the magnificent living and dining kitchen. This stunning room has a range of Linda Barker contrasting units and granite worksurfaces, returns and window sills plus a matching island unit. Integrated appliances include a four oven oil fired Aga in addition to an electric module, fridge/freezer, dishwasher, wine cooler and microwave. There is ample space for a large dining table and plenty of room for sofas. Wide bi-fold doors open to the terrace providing excellent indoor/outdoor living and entertaining space.

A separate utility room has a matching range of Linda Barker units again with granite work surfaces and space and provision for domestic appliances.

The light and very spacious gallery landing extends to a lovely sitting area and has an atrium above and engineered oak floor which continues across the first floor. A large built in cupboard houses the data system.

The principal bedroom has a front facing bay window and excellent en suite with oval freestanding bath with chrome shower and tap, separate shower with body jets and drying area, twin wash basins with integrated cupboards beneath, w.c and stunning Porcelanosa tiling. The master bedroom also has the benefit of a dressing room fitted with a range of wardrobes and cupboards.

Bedroom two has a walk-in wardrobe and an en suite comprising bath, separate double width shower with both rain shower and conventional shower heads, wall hung wash basin with drawer beneath, low flush w.c and chrome radiator.

Bedroom three also has its own en suite with shower having both rain shower and conventional shower heads, wash basin with integrated cupboard, low flush w.c and chrome towel radiator.

The fourth bedroom has easy access to the family shower room comprising shower, low flush w.c, glass wash basin with integrated cupboard beneath and splendid tiling.

Outside

The property stands back from the road close to the picturesque village church and has a drive capable of parking numerous vehicles and gives access to the garage which has a remote control roller shutter door.

There is access via both sides of the property leading to the rear, one of which has double gates providing vehicular access. There is exterior lighting and a grey coloured creta print terrace that extends to the rear of the property which enjoys several water features. A dwarf wall and steps lead up to a slightly raised lawned area that has mature beds and retaining sleepers plus a further sun terrace and a summerhouse.

Agents Notes

- The first part of the drive is shared.
- The property was built in 2015 with Planning Permission and Building Control approval. Our Clients are prepared to obtain a retrospective building warranty if required.

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

Services: Mains water, drainage and electricity are believed to be connected to the property. No mains gas. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Stafford Borough Council / Band G

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/240719

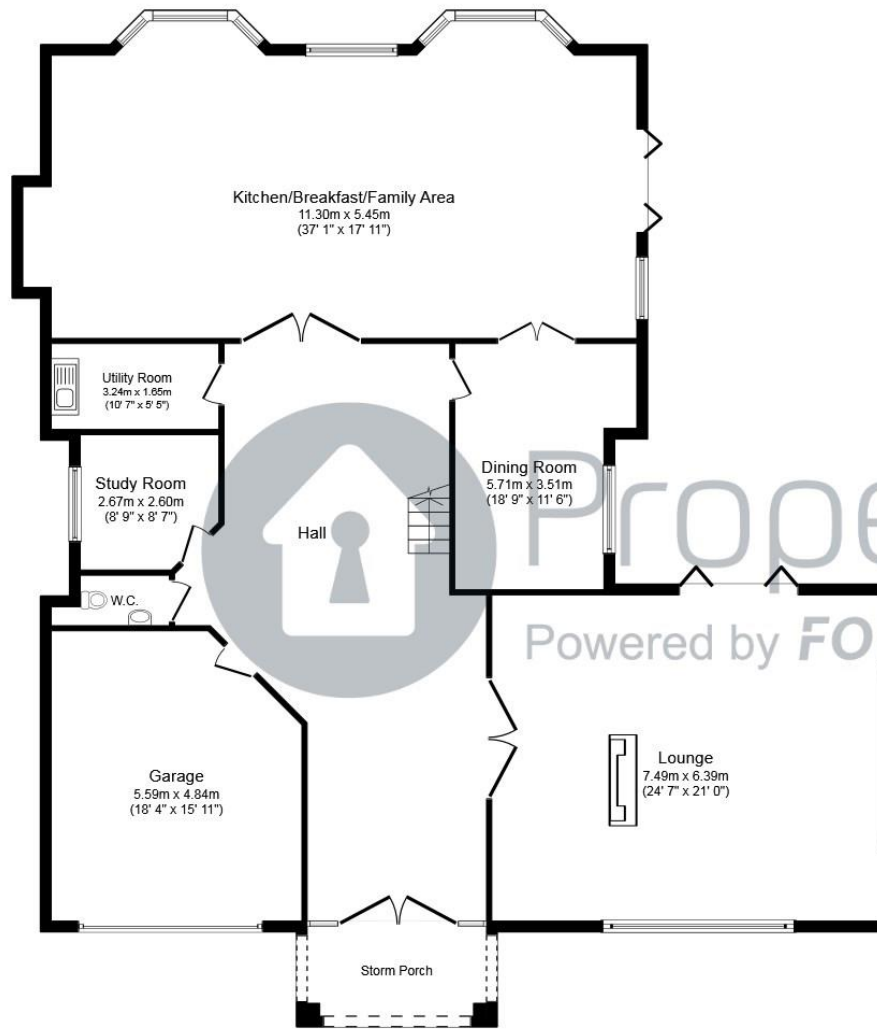




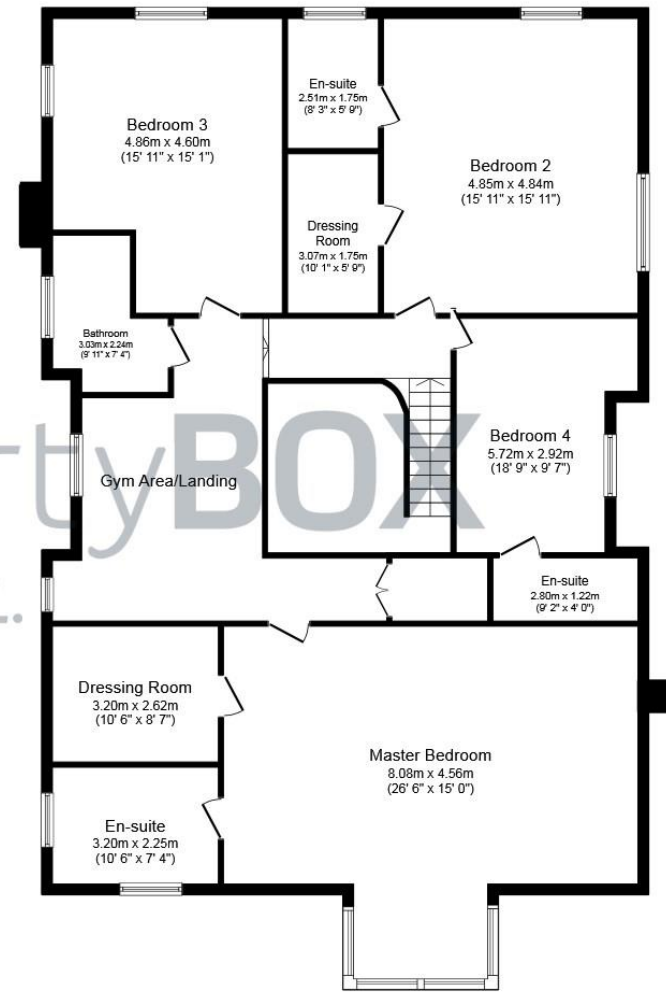








Ground Floor



First Floor

Total floor area 413.0 sq. m. (4,445 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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.

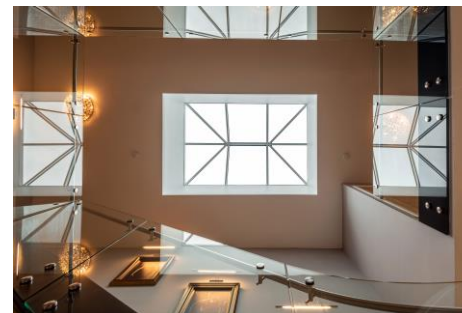
Referral Fees

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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