

Walton Lane

Brocton, Stafford, ST17 0TT

John German





Walton Lane

Brocton, Stafford, ST17 0TT

£865,000

An exceptionally spacious detached house providing splendid family sized accommodation in addition to a games room that offers potential for use as a self-contained annex. Situated in this highly desirable village in a lovely position facing the fairways of Brocton Golf Club.



The property is situated in a truly enviable location in tranquil surroundings within the immensely popular village of Brocton. Nestled against Cannock Chase, an area of outstanding natural beauty, a wonderful place to walk, jog, cycle, trek and enjoy outdoor life. The village also has the highly regarded Brocton Golf Club. The county town of Stafford has an intercity railway station with regular non-stop services operating to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access within five and ten minutes to the national motorway network and M6 Toll.

Accommodation

The spacious Amtico floored reception hall provides a welcoming introduction to this extensive property and has doors off to the ground floor accommodation including the guest doakroom fitted with a two-piece suite.

The large well proportioned lounge runs full depth of the property with an attractive open fireplace, the room is immersed in natural light courtesy of its triple aspect including French doors out to the rear garden. The separate dining room also encompasses dual aspect fenestration which includes French doors to the rear garden and provides a splendid space for entertaining, with Amtico wood flooring. A further reception room has a feature exposed brick wall and could be used as a family room, study or additional sitting room, with doors out to the rear garden.

The stunning breakfast kitchen is fitted with a contemporary range of contrasting gloss wall and base units with under unit lighting and a matching island unit has an integrated triple oven, six ring gas hob and extractor hood. Further integral appliances include a dishwasher and freezer, there are ceiling spotlights and double doors lead out to the rear. From the kitchen is a laundry room with numerous storage units plus space and provision for domestic appliances. This room also provides a secondary entrance to the property, contains a garden doakroom and provides access to the boiler room within the double garage, the Sauna/shower area and entertaining room.

To the rear of the property is a large games room/entertaining area with fitted bar, a wet room and a sauna. This area provides potential to create a self-contained annex, subject to necessary planning consents and regulations.

On the first floor there are six bedrooms, two of which are en suite, in addition to a family bathroom, all having beautifully appointed contemporary suites and tiling.

Outside

Gated access opens to an extensive driveway that provides ample parking for several cars leading to the double garage. To the rear is a lawned garden bordered by mature shrubs and trees and a lovely extensive Indian stone terrace ideal for outdoor dining and entertaining.

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

Services: Mains water, drainage, electricity, telecoms and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/04112020







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020



Agents' Notes

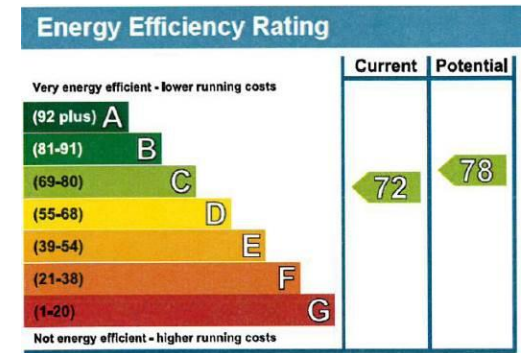
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



