

Ashton House

5 Aspley Place, Colton, Rugeley, WS15 3FF

John
German





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£725,000

NO UPWARD CHAIN

This highly appealing home offers stylish and individual accommodation, beautifully combining contemporary design with characterful traditional features. The ground floor enjoys the comfort of underfloor heating, while the outdoor space is perfect for entertaining, with two terraces, a lawn, pergola, home gym/home office, and an adjoining separate 0.5 hectare paddock.

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The spacious reception hall provides the most welcome introduction to this stunning property and has stairs rising to the first floor and stairs down to the basement office/cinema room/studio which has a comprehensive range of built in cupboards.

The lounge is a beautiful dual-aspect space, featuring shutters on a full-height window that faces the front, and bi-folding doors that open onto the rear sun terrace. A wonderful fireplace with a log burner serves as the room's centrepiece.

The impressive dining kitchen features a wide array of bespoke high and low level units, complemented by contrasting quartz worktops that extend into a peninsula dining bar. It is equipped with a Belfast-style sink, a Quooker tap supplying boiling, filtered chilled water and sparkling water, an induction hob, and an integrated dishwasher. A second set of contrasting units houses two Neff double ovens and a warming drawer, with space and provision for an American-style fridge freezer. A matching dresser-style unit on the opposite wall offers additional storage and has power for a coffee machine. Shutters frame the full-height front-facing window, while a door leads you out to the rear garden.

The separate utility room has space and provision for domestic appliances, further units and a door to the rear garden. The utility leads to a cloakroom fitted with a wall hung wash basin and WC, built-in cupboard and a chrome vertical towel radiator.

The first-floor galleried landing is accessed via a half-landing, where a French-style door opens onto the upper-level sun terrace. The main landing features attractive part-panelled walls and leads to four bedrooms, each with built-in wardrobes. The principal bedroom enjoys a dual aspect and boasts air conditioning which is a huge benefit in the summer as the vendor has advised the house gets hot due to its superb insulation. It also has its own beautifully appointed en suite, finished with exquisite tiling and includes a wall-hung wash basin, WC, bidet, and a generous shower fitted with both conventional and waterfall shower heads. There is also a vertical towel radiator.

The luxurious family bathroom is beautifully finished and features a bathtub, separate shower, wall-hung basin, and WC. A chrome towel radiator and elegant tiling complete the space.

Outside, the property is set back from a shared private drive and benefits from its own driveway, providing parking for three to four vehicles and access to the garage. Wrought iron gates open to a beautifully landscaped rear garden, which features two main sun terraces - one with a home gym/home office and striking Corten rustic steel panels at the lower level, and the other with a sleek glass balustrade above. A pathway leads from the side gates up to the main garden with an impressive pergola. Beyond the garden, there is a separate adjoining 0.5 hectare paddock.

Colton is a sought-after village, home to two welcoming country pubs, and offers excellent convenience for accessing the cathedral city of Lichfield, as well as nearby Rugeley and the scenic Cannock Chase. The area is well connected, with excellent rail services to London Euston available from both Rugeley Trent Valley and Lichfield Trent Valley stations.

Agents notes:

There are Tree Preservation Orders on some of the trees on site.

The property is link-detached by the utility and the neighbouring properties garage.

The paddock is subject to a development uplift clause.

The property is situated off a shared private drive.

The Land Registry document refers to rights, easements, restrictions and covenants and a copy of which is available upon request.

There is a Eufy doorbell and internal CCTV recording.

There is an alarm system fitted.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating to the ground floor

(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: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA25092025

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 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.





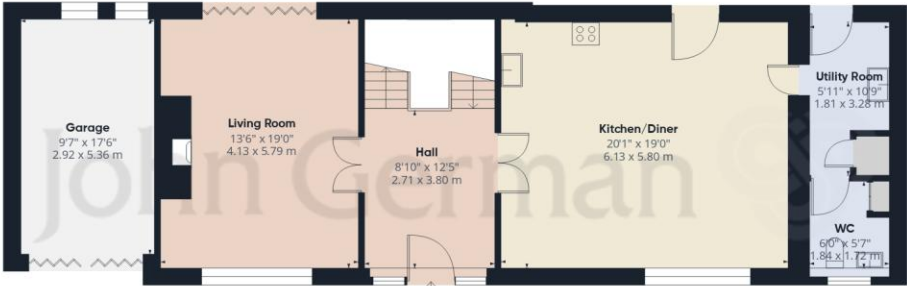








Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
2069 ft²
192.2 m²



Floor 1 Building 1



Ground Floor Building 2

(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.



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	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



