

# Main Road

Great Haywood, Stafford, ST18 0SW

John   
German





# Main Road

Great Haywood, Stafford, ST18 0SW

£675,000

A rare opportunity to acquire such a beautiful Georgian Grade II listed property. Exceptionally spacious and so tastefully appointed. Situated within the heart of the village within walking distance of all the amenities and also the National Trust Shugborough estate.



There are many exceptional features of the property including sash windows and vaulted ceilings to some of the bedrooms.

The accommodation briefly comprises reception hall with tiled floor and a door leading to steps down to cellarage. There are stairs rising to the first and second floor landings and from the ground floor leads an elegant drawing room with traditional fire surround having a cast inset and tiled hearth and open fire facility. To the rear section of the lounge there is a part vaulted ceiling with French style double doors with window above and also side windows. There is a separate formal dining room with traditional fireplace with cast inset and the fire is now ornamental.

The tastefully appointed kitchen has a comprehensive range of white units with wooden work surfaces and a ceramic one and half bowl sink and drainer. There is an integrated induction hob with extractor canopy over, split level double oven, dishwasher and fridge freezer. There is a wide opening leading to the delightful breakfast room which has further fitted units and French style doors opening to the lovely sun terrace. The utility room has wooden work surface with further cupboards and space and provision for modern domestic appliances. The guest cloakroom is well appointed having WC and wash basin set into an integrated unit with storage space, tiled splashbacks and chrome vertical towel radiator.

On the first floor, there are three double bedrooms, all having their own charm and character. The family bathroom has a wash basin and WC set into an integrated unit with cupboards, bath, separate shower and chrome towel radiator.

The second floor has three excellent double bedrooms with vaulted ceilings and one is currently used as an office with fitted office furniture. The principal bedroom has an extensive range of attractive fitted wardrobes and also a luxuriously appointed en suite which has a bath, wash basin and WC set into integrated unit with cupboards and a separate shower.

Outside there is a gated entrance to a spacious parking area and off which leads a delightful sun terrace which provides an excellent entertaining area and can be accessed directly from either the rear of the house or the French doors of the breakfast dining room and lounge.

The property is situated within the heart of the village within easy access of the amenities including doctor's surgery, pharmacy, village store, a warm and welcoming village pub and also the excellent farm shop on the edge of the village. The Shugborough estate is also easy to walk to and a short journey to Cannock Chase, a place of outstanding natural beauty. Great Haywood is also extremely accessible for many Midland commercial centres and there is a mainline railway station at Rugeley Trent Valley.

**Agents note:**

The property is Grade II listed.

We understand the property is situated in a conservation area.

There is no mains gas to the property.

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

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

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

**Our Ref:** JGA/20042023 **Local Authority/Tax Band:** Stevenage Borough Council / Tax Band G



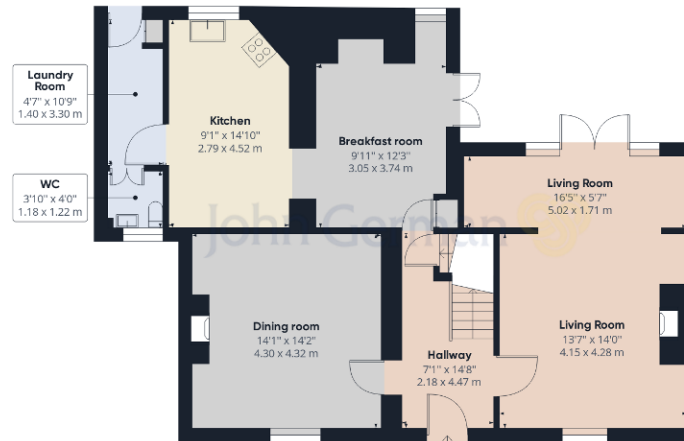


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Ground Floor



Floor 1

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

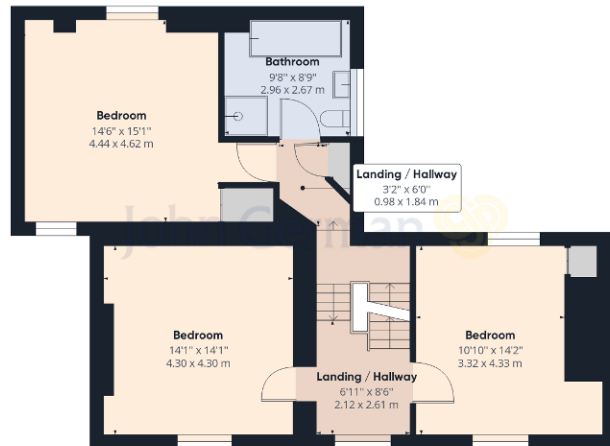
2819.52 ft<sup>2</sup>

261.94 m<sup>2</sup>

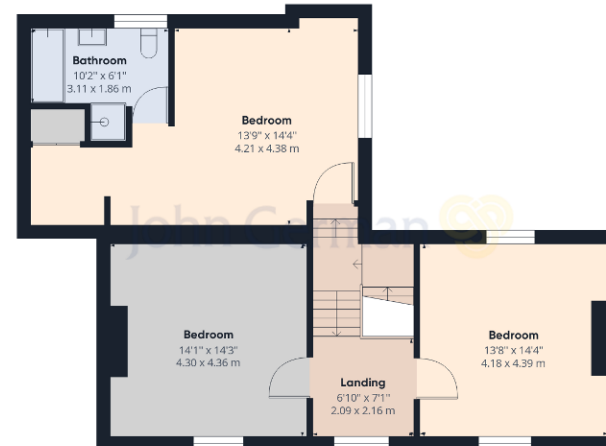
Reduced headroom

49.51 ft<sup>2</sup>

4.60 m<sup>2</sup>



Floor 2



Floor 3

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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.



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