

Stowe Lane

Stowe-by-Chartley, Stafford, ST18 0NA

John 
German





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£495,000



A delightful and extended traditional detached cottage having a lovely English country garden and a spacious garage. Situated on the edge of the sought after village of Stowe-by-Chartley.

The accommodation comprises enclosed entrance porch which opens to a charming lounge featuring a fireplace housing a log burner and an adjacent built in cupboard. There is a separate sitting room with fire surround having cast and tiled inset and a quarry tiled hearth. Dining room with door to stairs which lead to the first floor landing and a useful understairs cupboard in addition to two further built in cupboards. There is a wide opening leading to the attractive kitchen which has an excellent range of high and low level units with contrasting work surfaces, an enamel one and half bowl sink and drainer, integrated fridge, dishwasher and oven. A recess houses the Rayburn range which also provides central heating and hot water. There is a tiled floor, tiled splashbacks, dual aspect windows and double French style outer doors to the terrace and garden. There is a well proportioned garden room to the side having a tiled floor and from which leads a utility room having a further range of cupboards with stainless steel sink and drainer and space and provision for a washing machine. There is also a WC and wash basin.

First floor landing, off which leads three bedrooms. The principal bedroom is dual aspect and enjoys some lovely rural views of the neighbouring fields and has the benefit of an en suite which has fully tiled walls, shower and WC and wash basin set into an integrated unit with cupboard. There is also a vertical radiator and a Velux roof light. Family bathroom comprises bath with traditional mixer tap and shower, pedestal wash basin, low flush WC, half height tiling, airing cupboard and an additional useful storage cupboard.

Outside, there is a pretty cottage front garden and to one side of the property there is a raised bed and brick block path leading to a sun terrace. A substantial retaining wall and steps lead into a lovely English country garden mainly laid to lawn and having established beds, a variety of trees and shrubs and a vegetable area. There is traditional brick and tile pigsty and there is further access to the other side of the property. There is a spacious garage which has space for two/three cars and is approached directly from the lane and has an electric door.

Stowe-by-Chartley is an exceptionally desirable village situated only a short distance away from the larger village of Hixon which has two local shops, welcoming country pub and takeaway. The property is conveniently situated for the county town of Stafford, market town of Uttoxeter and the cathedral city of Lichfield. There are regular train services to London Euston operating from both Stafford and Rugeley Trent Valley.

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

Property construction: Brick

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 D

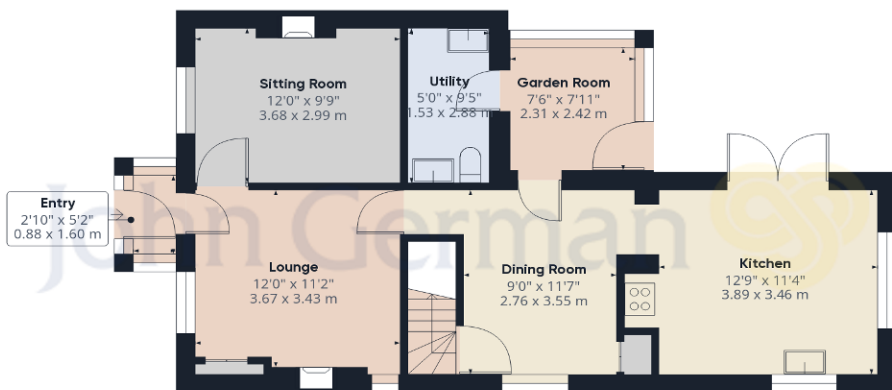
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

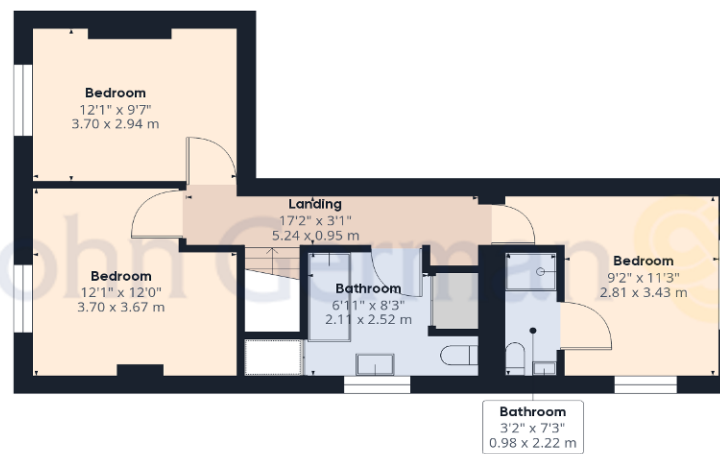
Our Ref: JGA/13032024



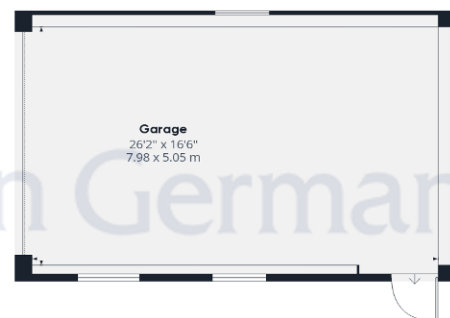




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1707.7 ft²
158.65 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

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Referral Fees

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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