

Whitgreave Lane

Great Bridgeford, Stafford, ST18 9SJ





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£1,200,000

A wonderful lifestyle property that offers spacious and superbly accommodation enjoying charm and character complemented by excellent outdoor space, ideal for equestrian and rural enthusiasts.



Step inside the reception hall which provides a most welcome introduction to this delightful property having a part vaulted ceiling, half panelled walls and a flagstone floor. There is a beautifully appointed cloakroom with exquisite full height tiling, a wash basin set into an integrated unit with cupboard and drawers plus a wall hung WC.

The charming and well proportioned lounge has an inglenook style fireplace housing a log burner, a flagstone floor and double French style doors with full height windows opening to the front terrace.

A separate dining room has a built in cupboard, oak flooring and an opening into a sitting room that has a log burner and double French style doors to the side terrace. Leading off is the extensive dining kitchen which has an extensive range of high quality units and contrasting work surfaces incorporating a sink and drainer. Integrated appliances comprise an induction hob with extractor canopy over, double oven, combination microwave and a dishwasher. There is also a recess for an American style fridge freezer (not included in the sale but may be available by separate negotiation). A separate matching dresser style units incorporates a wine cooler.

A separate utility room has a range of useful cupboards, stainless steel sink and drainer plus space and provision for domestic appliances.

On the first floor the principal bedroom suite has a bedroom area enjoying dual aspect windows with lovely views over the gardens and surrounding countryside. There are built in wardrobes and access to the first dressing room with fitted wardrobes and hanging rails giving access to an en suite wet room having shower with waterfall head, wall hung wash basin and WC, chrome towel radiator and superb tiling. A second dressing room is very well appointed and has a further range of built in wardrobes leading to the second en suite which has spacious shower, spa bath, a television, wall hung wash basin and WC plus exquisite tiling.

There are three further bedrooms, the second bedroom is particularly spacious and also its own en suite with a corner shower, wall hung wash basin and WC plus attractive tiling. The third bedroom also has the benefit of its own en suite comprising shower with drying area and waterfall head, wall hung wash basin and WC alongside splendid tiling.

The family bathroom has a bath, separate corner shower, wall hung wash basin and WC, and contrasting tiling.

Outside - The property stands back from the road beyond an impressive remote control gated security entrance. Immediately to the side is a spacious sun terrace and a fabulous outdoor kitchen and bar which has a Belfast sink, part granite and blue brick work surfaces. The beautifully kept gardens have a pergola and well equipped childrens play area. Immediately to the rear is an exceptionally spacious drive capable of parking numerous cars having a central island which is abundantly stocked with a water feature and bridge. There is an excellent home office which has hot and cold air conditioning, and a courtyard area leading to the stables which have the benefit of covered roofing to the front, the first block has five stables and a tack room. An enclosed area leads to a further three stables, a feed room and two pigsty's. A covered tractor store/hay shed gives access to a workshop. There are two further worksheds and an outside WC.

Gates open to a rear paddock which has a field shelter and a further paddock to the side has a fully enclosed duck pond and a wildlife pond. The whole site extends to approx. 3.3 acres.

The property has the benefit of a Bang & Olufson internal sound system.

Whilst enjoying a wonderful rural position, the location is also exceptionally convenient for modern day life being within an approx. 5 minute drive to junction 14 of the M6 that provides direct access into the national motorway network and M6 toll. Stafford has the benefit of a mainline intercity railway station with regular services to Manchester, Liverpool and London Euston, some of which take approx. one hour and twenty minutes.

what3words: cards.hospitals.cure.

Note: The land registry document refers to rights and covenants, a copy is available upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: 10 plus cars

Electricity supply: Mains

Water supply: Mains

Sewerage: Private treatment plant

Heating: Oil

(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: Stafford Borough Council / Tax Band F

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

Our Ref: JGA/30072024

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.











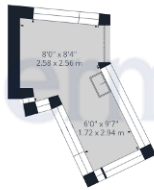




Ground Floor Building 1



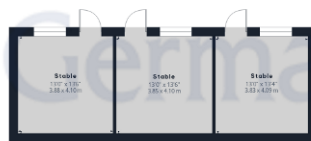
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5

Approximate total area⁽¹⁾

5118.35 ft²

475.51 m²

Reduced headroom

14.85 ft²

1.38 m²

(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.



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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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