

The Timbers

Seighford, Stafford, ST18 9PQ

John German



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£1,185,000

A truly outstanding and highly individual detached house which was extensively extended and remodelled in 2019. Superb, contemporary style accommodation and beautifully appointed throughout. The house occupies an equally impressive, truly delightful plot.

Accommodation: There is an extremely impressive reception hall providing a wonderful introduction to this fabulous property. Striking porcelain floor which extends to many of the ground floor rooms There is a splendid contemporary style staircase rising to the first floor landing, and a range of bespoke built-in cupboards and display shelving. Cloakroom having a WC and a wash basin with integrated drawer beneath.

Delightful lounge with fire surround housing a log effect LPG burner. Separate study which is dual aspect, has French style doors opening to the terrace and professionally built range of office furniture.

Simply magnificent open plan living dining kitchen space, the kitchen has an extensive range of contrasting high and low level units with granite worksurfaces. Large island again having granite worktops, also incorporating a wooden dining bar and circular drinks cupboard. Integrated appliances comprising induction hob, two ovens, dishwasher and space and provision for an American style fridge freezer. In the sitting area there is an excellent feature stone wall with modern log effect remote fire. There are two sets of double French style doors with full height adjacent windows opening from the sitting and dining areas.

The first floor landing is spacious and very impressive, having built in cupboards and off which leads bedroom one, the principal suite, which has extensive range of fitted wardrobes including a dressing area, en suite having a spacious shower, WC, twin circular wash basins and contrasting wall and floor tiling. From the main bedroom area there are French style doors opening to the stunning covered balcony which enjoys lovely views of the garden and farmland beyond. The second bedroom also has the benefit of an ensuite with bath, WC, wash basin with drawers beneath and exquisite tiling. Also having French style doors opening to a splendid covered balcony. There are three further good sized bedrooms in addition to a luxuriously appointed main family bathroom, which has a copper freestanding bath, wash basin with drawers beneath, WC, walk-in shower, chrome radiator and lovely contrasting wall and floor tiling.

Outside: Spacious garage which has electric roller shutter doors to both the front and rear of the garage. From the house there are splendid resin terraces which are exceptionally spacious. Tiled floors leading to a further terrace and lawned area, and there is are two professionally built catteries, one of which has an internal suite which could be easily converted to a home office. The garden extends further and there is a splendid brick block paved terrace to the rear section of the garden. There are two stables in addition to further outbuildings.

Separate self-contained annexe:

Having a hall which leads to an open plan living dining kitchen with bathroom off, having bath with shower above, WC and glass wash basin. Double bedroom with fitted wardrobes.

Seighford is a delightful village with a primary school, welcoming village country pub, church, and the village is surrounded by some lovely Staffordshire countryside, yet within 10 minutes drive from Stafford which has an intercity railway station with many services operating to London Euston, Some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway and M6 toll.

Agents notes:

- There is no mains gas to the property, and has LPG heating.
- There is CCTV recording at the property
- The land registry refers to covenants and a copy of the document is available upon request
- The property was almost entirely re-built and modelled in 2019.

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:

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(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 G

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

Our Ref: JGA03092024

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

Approximate total area⁽¹⁾

4463.58 ft²

414.68 m²

Balconies and terraces

302.25 ft²

28.08 m²

Reduced headroom

22.6 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



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