

# Little Tixall Lane

Great Haywood, Stafford, ST18 0SE

John German



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Offers In Region Of £480,000



An attractive and particularly appealing individually built detached house which provides excellent family sized accommodation and has the benefit of being situated in a lovely secluded location yet is within walking distance of the village centre and farm shop.

The spacious reception hall provides a most welcoming introduction to this lovely property with stairs rising to the first floor landing and a cloakroom fitted with a WC and wash basin with integrated cupboard beneath. To the right is the dual aspect lounge with a beautiful fireplace at its focal point. Across the hall is the dining room with double French style doors opening to the conservatory which enjoys views of the garden and gives direct access onto the sun terrace. The superb kitchen has an attractive range of grey units with contrasting work surfaces, recessed one and half bowl sink and drainer, tiled splashbacks and a range style oven with stainless steel and glass extractor canopy above (please note the fridge freezer is not included in the sale). The utility room has a matching range of units, stainless-steel sink and drainer and space for a washing machine.

The first floor gallery landing leads to four bedrooms, the principal bedroom has an excellent range of fitted furniture and also the benefit of an en suite comprising shower, wash basin with integrated cupboard beneath, WC, vertical towel radiator and tiled splashbacks. Bedrooms two and three enjoy particularly attractive views of the garden and farmland in the distance. Bedroom four is currently used as a study. The family bathroom is tastefully presented having a white suite comprising bath with electric shower and screen over, WC and wash basin set into an integrated unit with cupboard, vertical towel radiator, tiled splashbacks and a very useful, full height airing cupboard with a radiator.

Outside to the front of the property, there is a spacious drive capable of parking four or five cars with beautiful abundantly stocked borders. A brick block path leads to wrought iron gates which open to a further drive and gives access to the detached garage. The rear garden features a raised deck with steps up to a further paved sun terrace having a brick retaining wall with wrought iron fencing. Beyond this is a lawn with established and abundantly stocked borders and a raised vegetable area.

Great Haywood along with its neighbouring villages Little Haywood and Colwich, collectively host a good range of amenities which include doctors' surgery, welcoming village country pubs, and an excellent farm shop and café. Cannock Chase, an area of outstanding natural beauty, is about a 5 minute drive away and The National Trust's Shugborough Estate is about a 20 minute walk away. The excellent roads in the area make commuting to many Midland centres accessible and there are railway stations at Stafford and Rugeley.

#### Agents notes:

-The Land Registry document refers to rights and easements and a copy of the document is available upon request.

-There is a shared drive leading to this property's own individual drive. The shared drive does not have a registered title and the ownership is unknown.

-Fittings are not included in the sale however may be available by separate negotiation.

**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:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(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 E

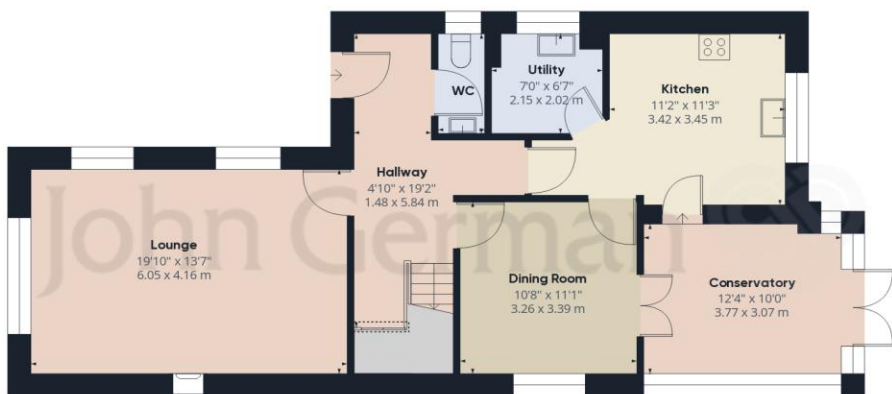
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

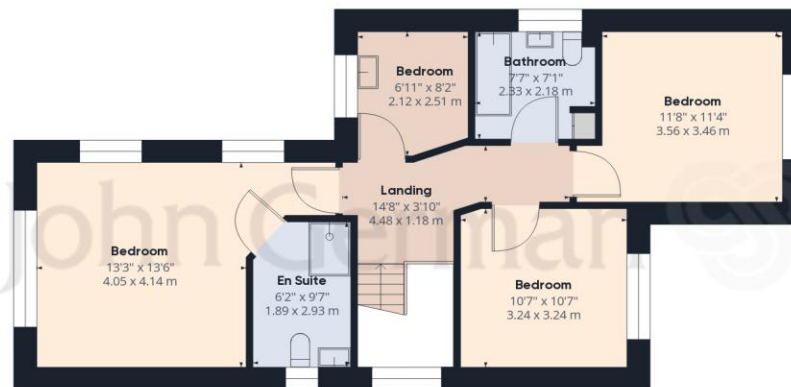
**Our Ref:** JGA/19092024



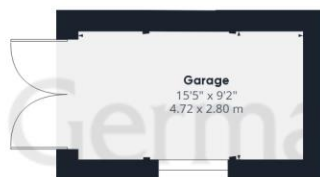




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

1718.78 ft<sup>2</sup>  
159.68 m<sup>2</sup>

**Reduced headroom**

2.05 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(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.

**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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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