

# Green Farm Meadows

Seighford, Stafford, ST18 9QN

John German



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£625,000

An executive detached family home nestled in the popular Staffordshire village of Seighford offered to the market with no onward chain.



Seighford is a sought-after Staffordshire village with a country pub and church. It is within easy access of the county town of Stafford (less than 10 minutes drive) which has a railway station providing services to Manchester and Liverpool plus many to London Euston, some of which take only approx. one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. For local schooling this detached family home falls into the catchment area for Cooper Perry Primary School located in the village of Seighford itself, and for secondary education its Sir Graham Balfour High School located in the nearby county town of Stafford.

Internally the property comprises of entrance door with double glazed inserts opening into the welcoming hallway with Italian porcelain tiled floor with underfloor heating, spotlights to the ceiling, a useful storage cupboard and carpeted stairs rising to the first-floor accommodation and doors lead off to the further ground floor accommodation. Double doors open into the dining room with tiled porcelain flooring with underfloor heating, window to the front aspect, spotlights to the ceiling and an opening leading into the open plan kitchen/dining/living area. The heart of the home is the impressive open plan kitchen/dining/living area spanning the full width of the house and has a high-quality kitchen complete with a stylish range of matching wall and base kitchen units with complimenting Corrian work surfaces over which incorporates a range of integrated kitchen appliances, matching kitchen island which also forms a multi seat breakfast bar, the rest of the room is a superb versatile space with ample area for various dining and seating arrangements with there is a wood burning stove which is set onto a glass hearth with rustic brick effect surround, there is a porcelain tiled flooring with under-floor heating, spotlights to the ceiling and two sets of bi-folding doors leading out to the rear garden. Completing the ground floor is the former double garage which has been converted by the current owners into a superb home cinema room, a fantastic addition to the property however it can easily be converted back to a garage if needs be. It currently has six electric reclining chairs with USB charging, large 4K projector, sound system with two power sound subwoofers along with Mitsubishi hot and cold air conditioning plus drinks holders.

Upstairs on the first floor landing, there are four generously sized double bedrooms, a large storage cupboard, impressive family bathroom, and the master bedroom further befitting from its own dressing area with fitted wardrobes and luxury en-suite shower room. Stairs rise from the 1st floor landing to the 2nd floor where you will find the very spacious 2nd bedroom spanning the full width of the top floor this versatile room offers a great deal of options from a large bedroom, office space or even games room, there are under eaves storage cupboards, spotlights to the ceiling, two radiators, two double glazed windows and two skylights, the room further benefits from its own en-suite shower room.

Outside the property is situated set back from the main village lane down a shared driveway which leads onto the block paved driveway for this property with ample parking for 4 cars, and to the rear of the home is a beautifully landscaped rear garden with paved patio seating area, decked seating area with sunken hot tub with glass and chrome balustrade. There is ample provision for a large shed/storage facilities.

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** LPG Calor Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA04022025



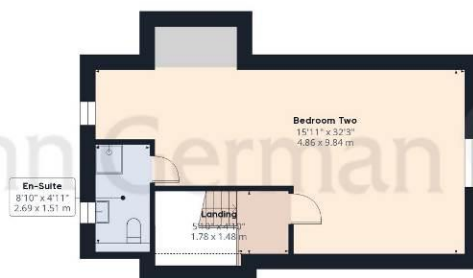




Ground Floor



Floor 1



Floor 2

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

2950.7 ft<sup>2</sup>

274.13 m<sup>2</sup>

**Reduced headroom**

0.63 ft<sup>2</sup>

0.06 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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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.

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