

Laurel Cottage, Eaton Green

Church Eaton, Stafford, ST20 0AD

John German



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£425,000

Laurel Cottage is a superbly positioned detached cottage occupying a generous 0.85-acre plot with far reaching countryside views to the front and rear.

This charming, detached country cottage is situated in a truly enviable rural location with some lovely far-reaching views and surrounded by some charming Staffordshire countryside. The village of Church Eaton sits approximately just under 7 miles for the county town of Stafford and is set within the rolling Staffordshire countryside. Within the village is the Royal Oak country pub, a church, a fantastic school, a very active Village Institute and Sports Club with tennis and cricket facilities. There are further amenities in the nearby village of Gnosall. The county town of Stafford has a wider range of amenities including an intercity railway station which offers regular Virgin services operating to London Euston taking only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide access into the national motorway network.

The property sits on a well established rural plot measuring approximately 0.85 acre, with two separate parking areas offering ample off-road parking and a well kept garden with various sheds, raised planting beds, small pond and large lawned gardens. Internally the property comprises of two entrance doors - one to the side of the property and one to the front of the cottage opening into the living room. Accessed from the side of the property, the composite entrance door opens into the welcoming kitchen with tiled flooring, uPVC double glazed window to the rear aspect, a range of wall and base units with integrated cooker and hob, inset stainless steel sink with mixer tap over, space and plumbing for a washing machine and floor mounted boiler. A small step leads down to the breakfast area with two Velux skylights, two uPVC double glazed windows to the front and side aspects, tiled flooring and space for a table and chairs. Accessed from the kitchen is the inner hallway, having doors leading off to the family shower room and living room. The modern family shower room comprises a large walk in shower, low level WC, wash hand basin and a heated towel rail. The cosy living room comes complete with a log burning stove, carpeted flooring, stairs rising to the first-floor landing, uPVC double glazed window to the front aspect, an internal door leading into the dining room and an external door leading to the front of the property. The second reception room is currently being used as a dining room and has an open fire, uPVC double glazed window to the front aspect, carpeted flooring, uPVC double glazed French doors leading out to the rear of the property and a door opening into the study area which in turn provides access into the conservatory. Upstairs, there are two double bedrooms. The master has fitted wardrobes, with windows to the front and side aspect and the second has windows to the front and rear aspects offering countryside views.

What 3 Words: ///playfully.swift.valve

Agents notes: There is no mains gas and no mains drainage. The property is currently owned under 3 separate title plans. The property is situated in a very low risk flood zone. The vendors have informed us the property has sadly flooded previously on a few occasions since 2003, however, they have informed us that in January 2025 a considerable amount of work has been done to prevent flooding problems in the area by Staffordshire County Council. The stream approximately 100 yards away has been dredged 2.5 foot deep and the drainage ditch opposite has also been cleared, all of this has enabled the water to flow properly and since appears to have resolved any further flooding problems.

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: TBC. **Parking:** Two driveways

Electricity supply: Mains. **Water supply:** Mains. **Heating:** Oil.

Sewerage: Matrix Clenviro Treatment Plant Installed in 2020

(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 D

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

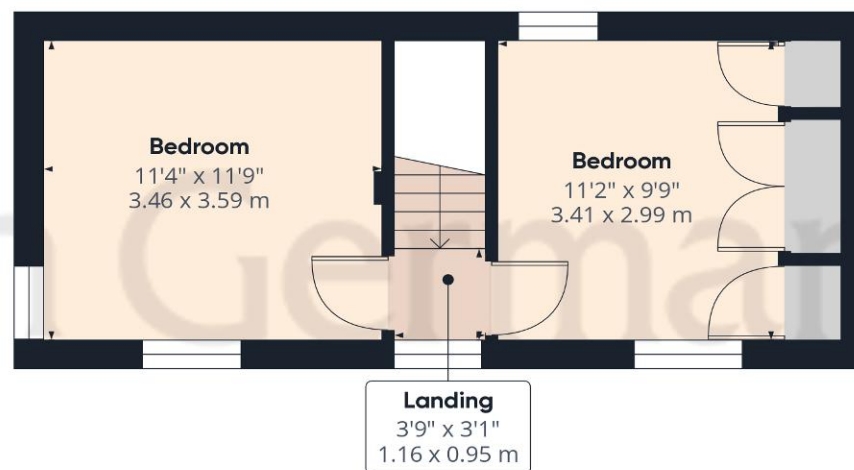
Our Ref: JGA/21022025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

730.24 ft²

67.84 m²

(1) Excluding balconies and terraces

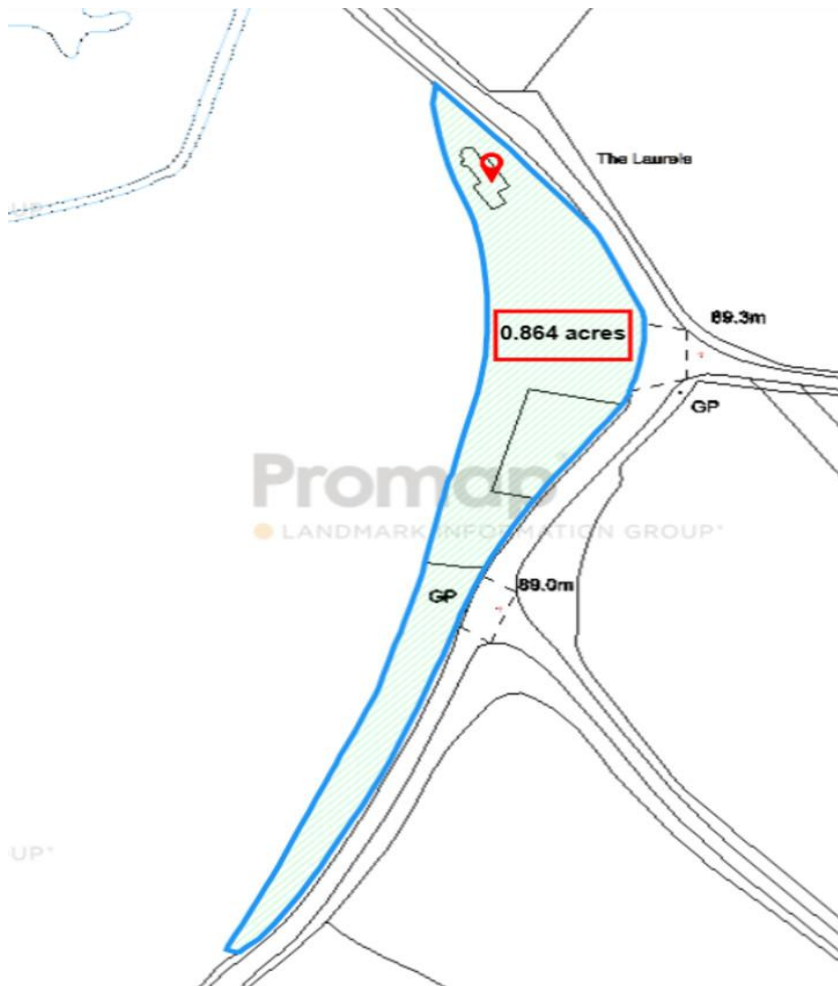
Reduced headroom

..... 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 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

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		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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