

Station View

Stowe-by-Chartley, Stafford, ST18 0LG

John German







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£775,000

Truly outstanding property which has lovely and immaculately presented grounds extending to approx. 1.18 acres, and has the benefit of a tennis court, situated in a very pleasant position on the rural edge of the village.

Accommodation: Reception hall having an oak floor and guest cloakroom/utility off with WC, pedestal wash basin, space and provision for washing machine and a chrome vertical towel radiator.

Superb dining kitchen having an attractive and extensive range of units with contrasting granite work surfaces which extend to the drainer to the recessed sink. Ceramic hob with concealed extractor canopy over, oven, microwave oven, integrated fridge freezer and dishwasher. There is downlighting and a porcelain tiled floor which extends into the dining area, which has a vertical radiator and opens up to the side porch which has a built-in cupboard. There are glass double doors opening to the truly delightful garden room which benefits from underfloor heating and has a part vaulted ceiling. Engineered oak floor which extends into the separate formal dining room, which has stairs rising to the first floor landing and a central open fireplace with cast burner and giving access to the sitting room which also enjoys the benefit of the log burner. There are two pairs of French style doors opening out to a spacious conservatory which has electric underfloor heating and a slim wall radiator.

First floor landing off which leads four bedrooms, the principal bedroom is dual aspect and enjoys some fine views, and has mirror fronted built-in wardrobes and an ensuite comprising shower, wash basin with integrated cupboard beneath, WC, chrome vertical towel radiator, contrasting tiling and splashbacks. The family bathroom has a bath with shower and screen above, WC, bidet, pedestal wash basin and full height tiling.

This delightful traditional property is approached via electric double gates and leads to a spacious drive capable of parking numerous vehicles. There is a further hardstanding which would be suitable for motorhome or caravan. There is a brick paved terrace and abundantly stocked mature borders, further block paved path leading to a sun terrace from the conservatory. Spacious rear and side lawns and again extensive mature borders. There is also a double garage, tractor store and workshop. The patio behind the garage has a pergola. To the other side of the property there is a productive garden, tennis court and a meadow. The rear area comprises slightly raised paved sun terrace which enjoys wonderful views of the main meadow and countryside beyond. The overall plot extends to approximately 1.18 acres.

Stowe-by-Chartley is a delightful village conveniently situated for the county town of Stafford to the west and to the east the market town of Uttoxeter. The large village of Hixon has two shops and also a primary school.

Agents notes:

- There is no mains drainage, drainage is to a private system and we understand a tank and part of the system is on a neighbours land.
- There are solar panels at the property, we understand that the current annual income is approximately £750.
- The land registry document refers to charges, quasi easements, covenants and rights. A copy of the land registry document 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: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private system. The private drainage system doesn't comply with the latest regulations and our clients are currently looking into this.

Heating: Gas

(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 F

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

Our Ref: JGA04032025

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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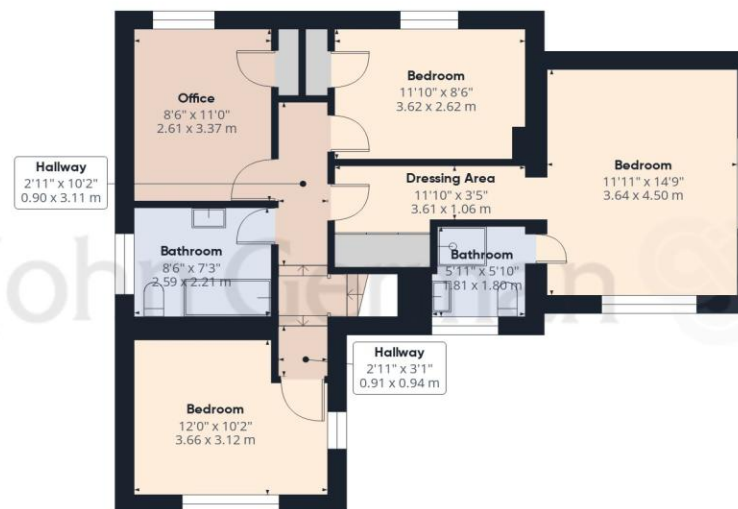








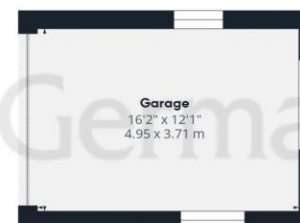
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

2295 ft²

213.2 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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



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