

Chetwynd House

Ingestre, Stafford, ST18 0RE

John
German





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Offers In Region Of £425,000

An impressive and characterful Grade II listed family home positioned in the ever-desirable Staffordshire village of Ingestre.



John German are delighted to offer to the market Chetwynd House - a superbly presented Grade II listed family home located within 'The Stables', a small development of homes in Ingestre. This delightful village has a well-regarded 18-hole golf course and is situated a short distance from the larger villages of Great Haywood and Little Haywood that have a range of local amenities including an excellent farm shop, convenience store, pubs and doctor's surgery. It is also well placed for Cannock Chase, an area designated as a place of outstanding beauty, perfect for walking, cycling and exploring in addition to National Trust Shugborough Estate. The county town of Stafford has an even wider range of amenities including a mainline intercity railway station with regular Virgin services operating to London Euston taking only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. There are a selection of state and private schools within the Staffordshire region, and this family home falls into the catchment area for Anson CofE Primary School in the nearby village of Great Haywood and for secondary education it's the Weston Road Academy in the county town of Stafford.

Internally the property comprises of entrance door opening into the welcoming hallway with wooden herringbone flooring, carpeted stairs rising to the first floor landing and doors leading off into the living room and kitchen/diner. Firstly we have the spacious yet cosy living room with beautiful wooden flooring, feature fireplace housing a log burning stove with bespoke units either side, two ceiling light points, various wall lights and two windows to the front fitted with plantation style shutters.

The heart of the home is the impressive open plan kitchen/diner fitted with a beautiful herringbone floor, ample space for both dining and seating arrangements. The stunning kitchen has stylish range of units complemented by high quality worktops and an island with contrasting coloured units, also incorporating a dining bar. There are a range of integrated appliances, a useful understairs storage cupboard and windows to both the front and side aspects. Accessed from the kitchen is the utility room and ground floor shower room.

Upstairs there are three very well-proportioned double bedrooms all serviced by the luxury family bathroom comprising of his and hers sinks set above a range of units, a concealed cistern WC, white panelled bath, a separate double shower cubicle, heated towel rail, spotlights to the ceiling and window to the front aspect.

Outside the property has two garages side by side both with power and lighting and up and over doors. There is a small courtyard garden and a large communal garden shared with the neighbouring properties.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Service charge of £600 per annum. No ground rent. Freeholders are The Old Stables Maintenance - each property owns an equal share in the company that owns the freehold.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Grade II listed **Parking:** Courtyard parking

Water supply: Mains **Sewerage:** Treatment plant

(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

Our Ref: JGA/21032025

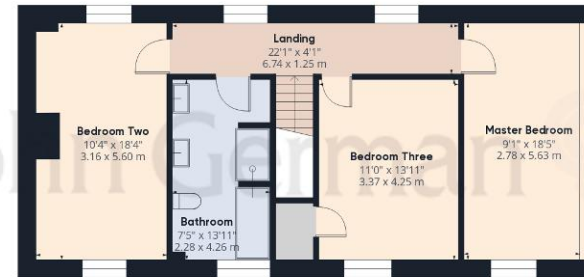
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1890.47 ft²

175.63 m²

(1) Excluding balconies and terraces

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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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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