

Chapel Leasowe

Lazar Lane, Milford, Stafford, ST17 0UJ

John
German



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£1,400,000



An extremely rare opportunity to acquire a spacious country house, situated in arguably one of the finest locations in this area of Stafford. With beautiful views towards Cannock Chase, the gardens, paddock and grounds in all extend to approximately 3.1 acres.

There is an enclosed entrance porch leading to a reception hall which has stairs rising to the first-floor landing, a useful walk in cupboard and a cloakroom having a WC and wash basin.

The delightful lounge features a bay window incorporating French style double doors opening to the lovely garden, and an open archway to the spacious dining area. There is also an elegant drawing room which is light and airy courtesy of three windows, and all of which enjoy fabulous views. The separate sitting room/games room has fitted cupboards and a bay incorporating French style double doors to the garden.

The breakfast kitchen is fitted with a range of units, a recess with further units and stainless steel one and half bowl sink and drainer, an island unit, space for a breakfast table and double French style doors opening to the garden. Off the kitchen is an excellent walk-in pantry and a separate utility room.

The first-floor gallery landing has useful built in cupboards, and off which leads six bedrooms. The principle bedroom is ensuite having a bath, shower, WC and wash basin. Two of the bedrooms have a Jack and Jill en suite comprising bath with traditional chrome mixer tap and shower, WC and pedestal wash basin. The family bathroom is fitted with a bath, WC and wash basin. It should be noted that all of the bedrooms enjoy some outstanding views.

Outside, there are mature, spacious, mainly lawned gardens, a sunny terrace to the side of the house, garage, paddocks and a field shelter.

The location is truly outstanding - secluded and surrounded by beautiful countryside with fabulous views, however, also exceptionally convenient being a few minutes' drive of Cannock Chase which is an Area of Outstanding Natural Beauty, plus the local shops at Bodmin Avenue and Wildwood. Stafford town centre has the benefit of an excellent intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour, 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

- The property is situated in a conservation area and Cannock Chase is designated as an Area of Outstanding Natural Beauty.
- There is no mains gas to the property.
- The house is situated off a shared private lane.
- Chapel Leasowe is one of several houses and parcels of land within one Title. Please see the plan of the land that we are offering for sale. There may be rights and covenants appertaining to the property. We advise all interested parties to verify this through their legal advisor.

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: Oil

(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 G

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

Our Ref: JGA/27032025

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.

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.

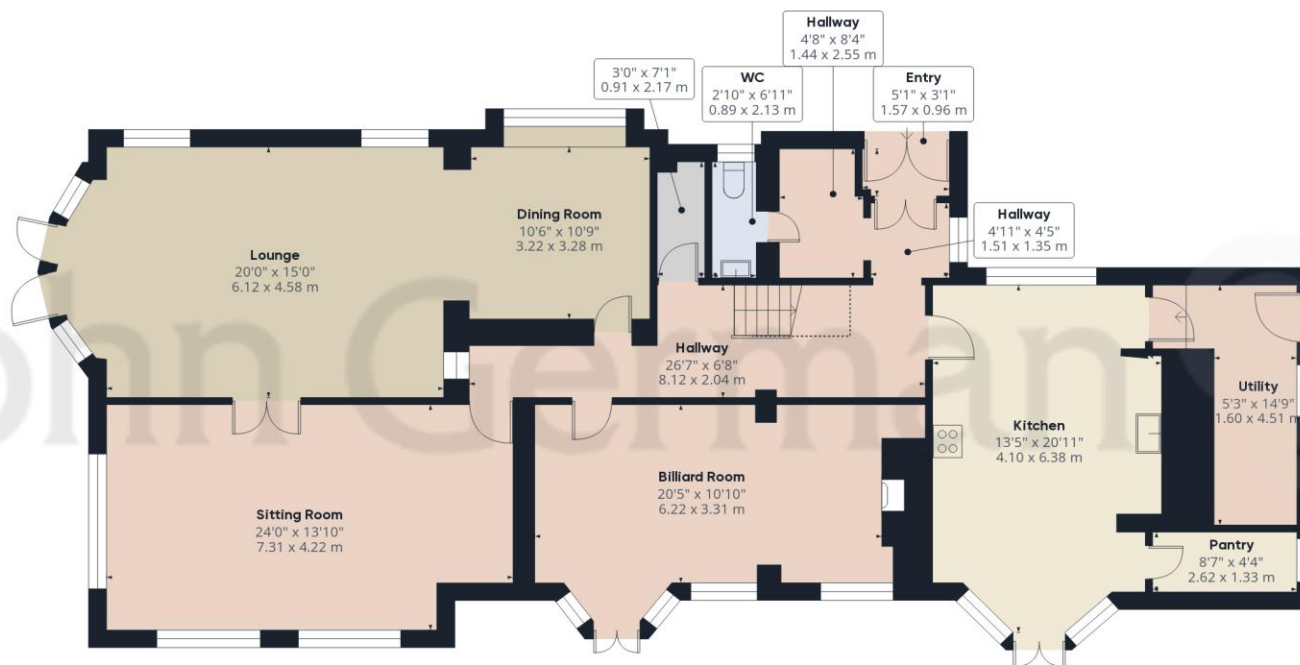




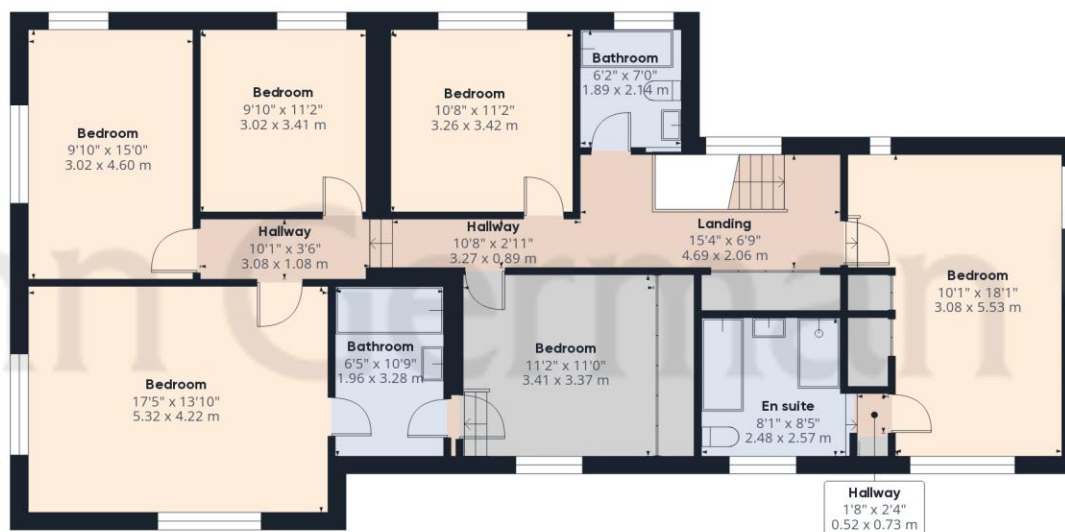








Ground Floor



Floor 1

Approximate total area⁽¹⁾

3027.45 ft²

281.26 m²

Reduced headroom

15.75 ft²

1.46 m²

(1) Excluding balconies and terraces

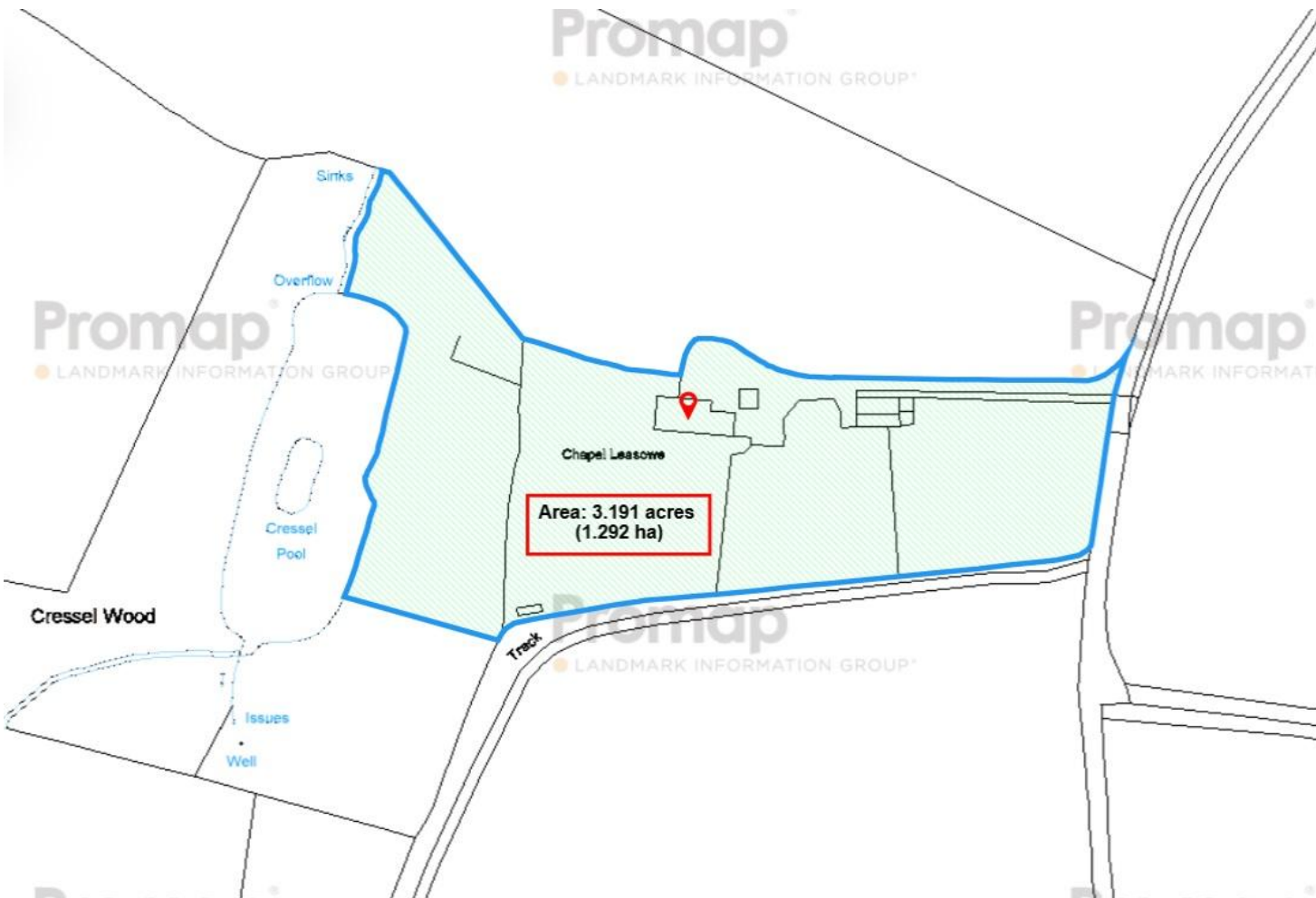
Reduced headroom

..... 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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