

Whites Meadow

Ranton, Stafford, ST18 9JB

John German



John German



Whites Meadow

Ranton, Stafford, ST18 9JB

£499,950

An excellent family sized detached house which is very well planned and occupies a delightful position in this sought after village location.

Situated in the idyllic Staffordshire countryside this spacious detached house offers a well proportioned reception hall to welcome you in this attractive home. Featuring double built in cupboards, stairs rising to the first floor landing, and a cloakroom having wash basin and WC with integrated cupboard and tiled floor.

The ground floor study or possible sixth bedroom situated next to the garage, has a front facing window and a French style side door opening to the side of the property leading onto the side terrace & garden. There is scope to convert this area into a downstairs dwelling for additional family members requiring downstairs level access.

The bright & spacious lounge is dual aspect, having double French style doors opening to the terrace and garden. The fireplace provides opportunity for a free standing bio-ethanol or similar or to install a log burner stove or conventional fire. There is also a separate dining room that features a traditional serving hatch to the kitchen.

The kitchen is fitted with a range of grey painted high and low level units with contrasting work surfaces and a stainless steel 1.5 bowl sink and drainer, tiled floor and tiled splash backs. Off the kitchen, the utility offers a further range of cupboards, stainless steel sink and drainer, space and provision for a washing machine and an outer side door leading to the garden.

The first floor landing gives access to five bedrooms. The principal bedroom has a superbly appointed en suite comprises of a rectangular wash basin set into an integrated unit with cupboard beneath, shower with both waterfall and conventional heads, WC, vertical radiator, mirrored wall cabinet and modern tiling.

The beautifully presented main bathroom comprises of a bath, WC, separate shower with both conventional and waterfall heads, a rectangular wash basin set into an integrated unit with cupboards, mirror fronted double cabinets above and full height tiling.

The property is situated within a peaceful cul-de-sac, surrounded by a small communal village green area & mature trees, having a spacious drive leading to a double garage. A single gate access leads to the side of the property, leading onto the rear terrace and mainly lawned garden beyond with established beds. To the other side of the property, there is a spacious side area with personal access to the garage.

Ranton is a sought after rural village location ideal for family's & commuters alike. The village offers a Primary school, church & village hall all in walking distance. The village is conveniently situated for the county town of Stafford which has an intercity railway station with regular services operating to London Euston, taking approximately 1 hour 20 minutes. Junction 14 of the M6 also provides direct access into the national motorway network and M6 toll.

Agents notes:

-The ceilings to the ground floor rooms only have Artex which we understand contains asbestos in keeping with the age of this property. The upstairs Artex has been safely removed & all ceilings replaced during renovations.

-The Land Registry document refers to rights, restrictions and easements and a copy of which 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: Drive & double 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 F

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

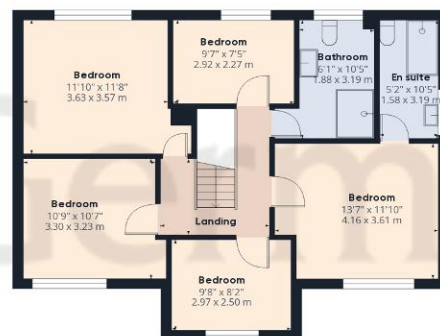
Our Ref: JGA/15042025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1906.5 ft²

177.12 m²

Reduced headroom

16.72 ft²

1.55 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	75 C

John German

5 Pool Lane, Brocton, Stafford,
Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

