

High Offley

Stafford, ST20 0ND

John German



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£475,000

A truly beautifully situated detached house enjoying magnificent views of countryside to the rear and The Wrekin in the distance. There are also extremely pleasant views beyond the lane at the front. The house has the benefit of mature gardens and paddock extending to approximately 0.97 acre.

Detailed accommodation comprises reception hall with tiled floor and stairs rising to the first floor. To the left is the dining room which has a large bay window, parquet tiled floor, briquette fireplace and glass sliding doors opening to the separate, well-proportioned lounge which has a tiled open fireplace and double doors opening to the spacious conservatory. The very spacious conservatory enjoys stunning views and has doors off to a WC, and to a utility with Belfast style sink and space and provision for domestic appliances. The kitchen hosts a range of traditional units with worksurfaces and a stainless-steel sink and drainer, useful understairs cupboard, tiled floor and door to a side porch which has an internal door to the garage.

The first-floor landing leads to three bedrooms, all of which enjoy wonderful views. The rear bedroom has fantastic views of farmland and The Wrekin in the distance. The front facing windows enjoy pleasant views of farmland beyond the lane to the front. The spacious family bathroom comprises a bath, separate shower, pedestal wash basin, WC, full height tiling to the walls and tiled flooring, plus two windows.

Outside, the property stands back from the road beyond a gated entrance and a spacious drive capable of parking numerous cars and giving access to the garage. To the rear of the property lies a mainly lawned garden with established borders. There is a gated access to the side paddock which wraps around to the rear of the garden. The gardens and paddock extend to approximately 0.97 acre.

The property whilst enjoying this truly exceptional location is also convenient for modern day life with the large village of Eccleshall only a short distance away and similarly the lovely market town of Newport. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 gives direct access into the national network and M6 toll.

Agents notes: We are offering for sale the site which is fenced with stock proof fencing, however, it doesn't represent all of the land in our client's ownership, and it doesn't represent all the land on the Land Registry document SF416652. A new plan will be provided which depicts the area of land that we are offering for sale.

Planning consent was granted for a new access to our clients land which is to be retained.

Retrospective planning was applied for at Old Hall Farm for buildings approved for storage and now being used for livestock.

There is no mains gas and no mains drainage.

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

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Private system. **Heating:** Oil fired central heating (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

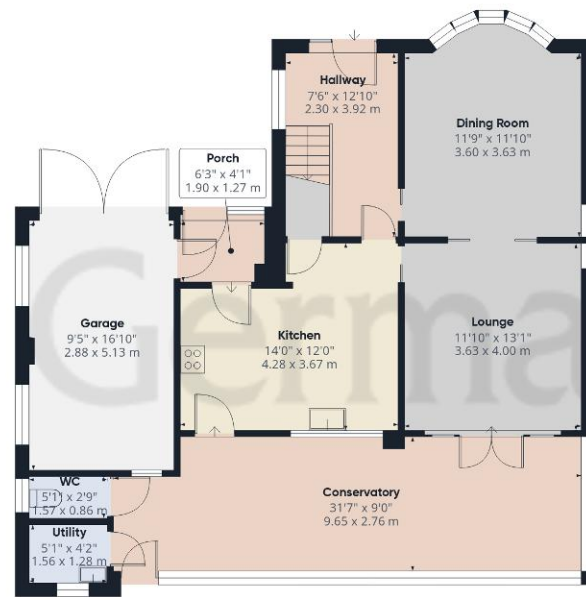
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/07052025

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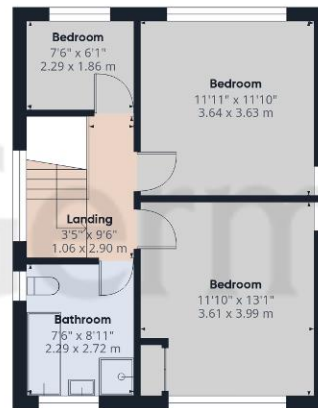
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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^m

1513 ft²

140.6 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

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		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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