

Summer Hill

Milwich, Stafford, ST18 0EL

John German





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£715,000

A beautifully presented detached house which provides spacious accommodation having the benefit of four double bedrooms and occupying a truly delightful position enjoying some fine far reaching rural views.

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Detailed accommodation comprises reception hall with stairs rising to the first-floor landing, tiled floor and a door to the cellar.

The sitting room is beautifully presented having exquisite wall coverings and a marble open fireplace and hearth, plus double French style doors opening to the garden.

There is a separate dining room with recessed brick fireplace having a traditional wooden surround, double French style doors opening to the garden, ceiling cornice and featuring wall covering to one wall.

The superb and extremely spacious dining kitchen has an extensive range of units with granite worksurfaces and drainer with a recessed stainless-steel sink, plus a splendid island unit, again with granite worktops and fitted base cupboards. There is also a comprehensive range of matching full height units, in addition to a dresser style unit to one wall. Integrated appliances comprise ceramic hob with oven beneath, stainless steel splash plate and extractor canopy above, combination oven/microwave, dishwasher, and two 70/30 fridge freezers. There is a recess for an aga, quarry tiled floor and ample space for a dining table.

The delightful contemporary style family room provides elegant accommodation and has a tiled floor, downlighting, double French style doors opening to a sun deck and two feature arched leaded and stained windows.

The rear lobby with a tiled floor leads to the utility room which has a Belfast style sink and space and provision for washing machine. There is also a rear hall/boot room with quarry tiled floor, and off which leads a cloakroom with wash basin and WC.

The first-floor landing leads to four excellent double bedrooms, three of which enjoy the most stunning rural views. The principal bedroom is very spacious with a part vaulted ceiling and has the benefit of an en suite which comprises shower, wash basin with integrated drawers beneath, WC, tiled splashbacks and tiled floor. Two of the other three bedrooms have cast and now ornamental fireplaces.

The luxuriously appointed family bathroom features a roll top freestanding bath with traditional mixer tap and shower, separate shower with both conventional waterfall heads, pedestal wash basin, bidet and WC. There is part painted panelled walls and an original feature leaded and stained internal window.

Outside, the property has the benefit of a spacious, mainly lawned rear garden with some established trees. There is also a lovely decked entertaining area with a feature well which has a glass top and is positioned within a stoned and paved area with attractive beds. There is also a very spacious workshop/store.

The property enjoys a truly wonderful rural location and as previously mentioned, some stunning views. This location is also convenient for modern day life, being within easy access of both the county town of Stafford, canal town of Stone and market town of Uttoxeter. 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.

What3words: [///submerge.markets.messaging](https://submerge.markets.messaging)

Agents notes:

-There is no mains drainage and no mains drainage.

-Our clients are not selling all the land within their ownership and Land Registry Title.

-Our clients will also retain ownership of the access track; however, vehicular and pedestrian rights of way will be granted.

-Two neighbouring farmers also have rights to use the track.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

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
www.staffordbc.gov.uk

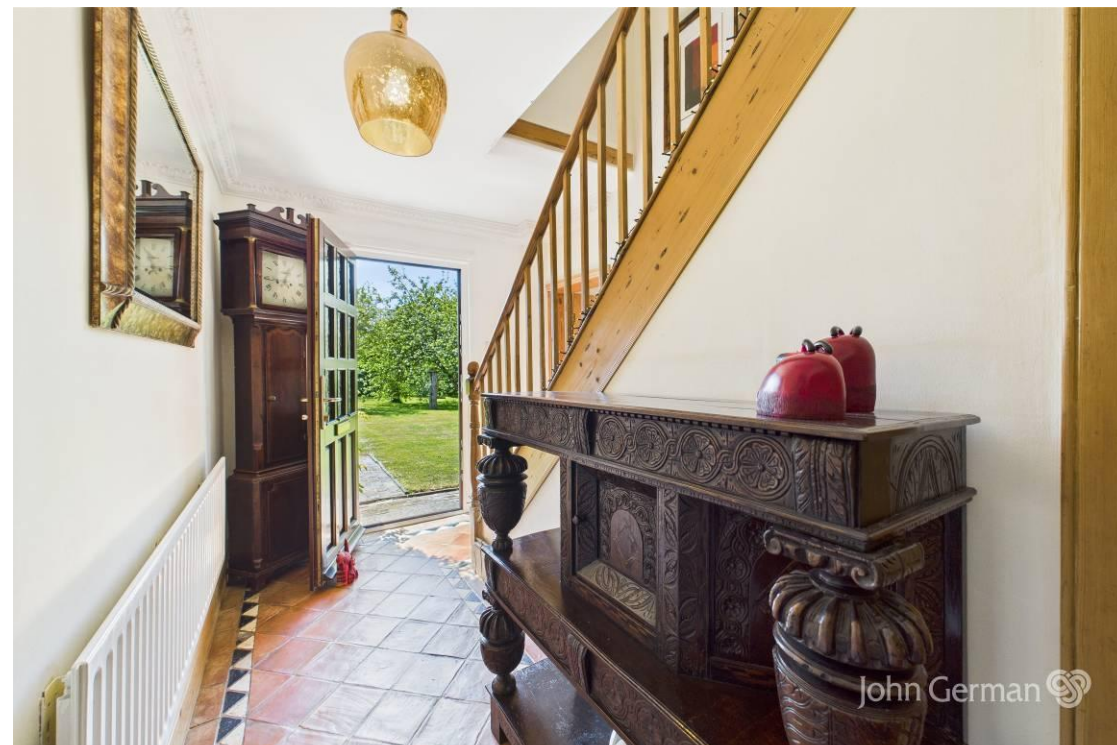
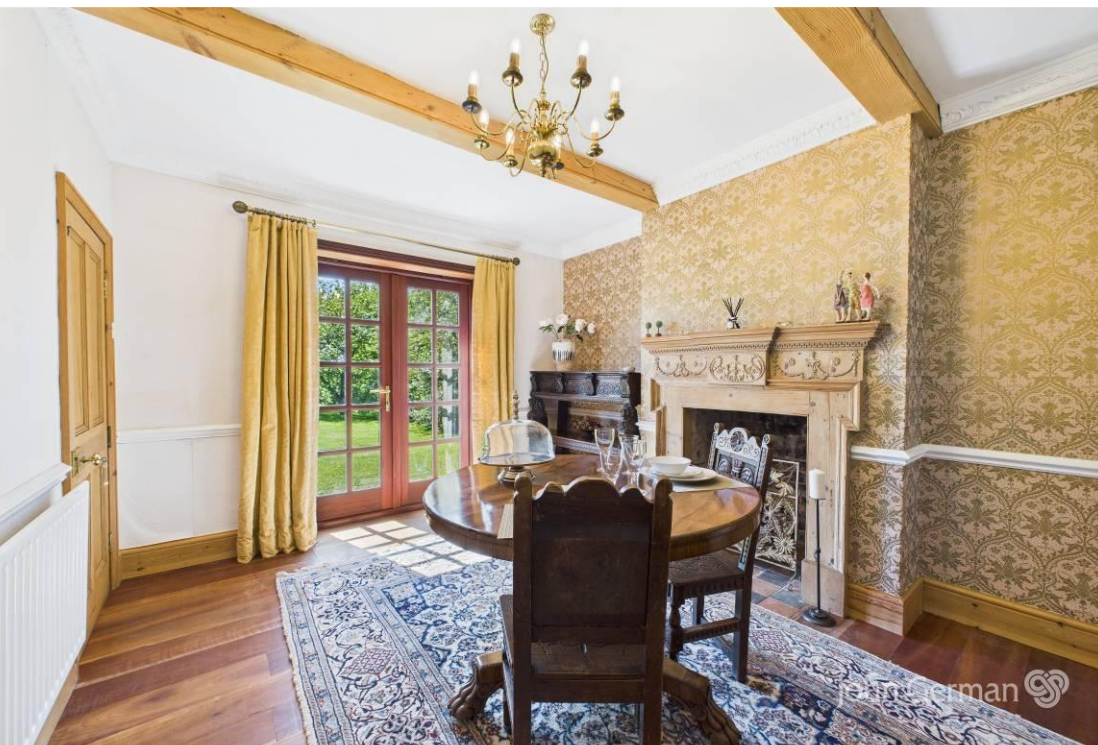
Our Ref: JGA/12052025

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.











Approximate total area⁽¹⁾

2748 ft²

255.4 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

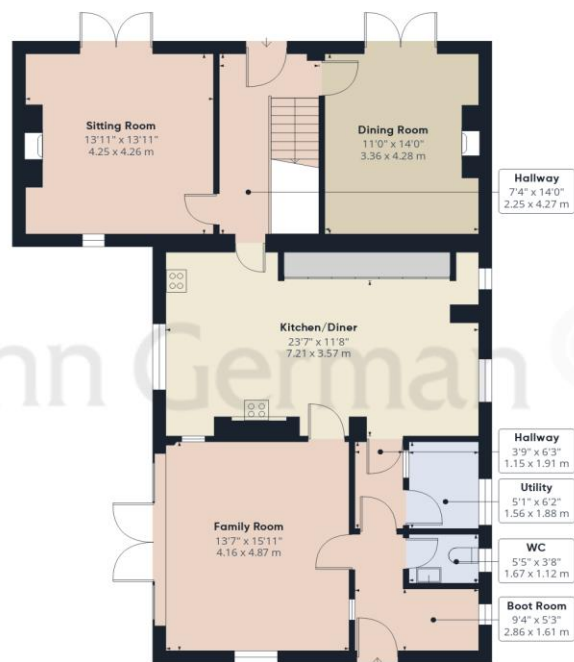
Reduced headroom

..... Below 5 ft/1.5 m

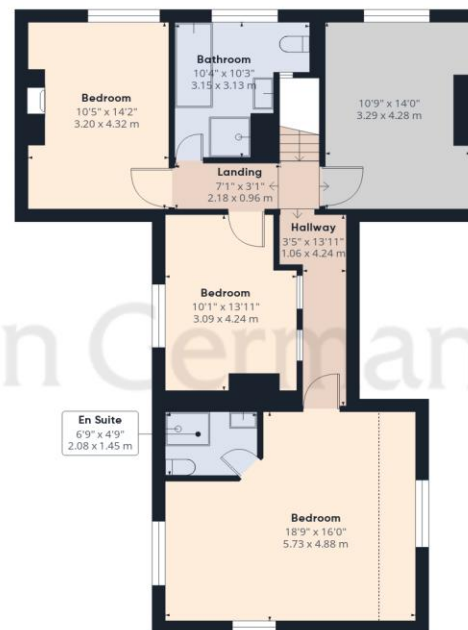
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

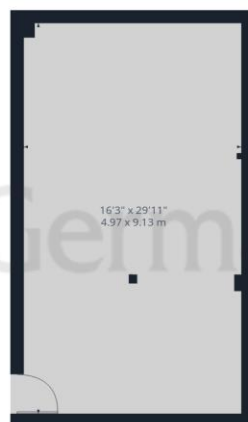
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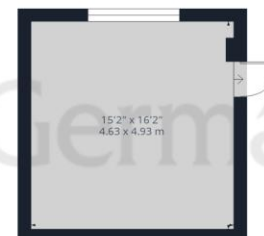
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



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



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