

Stockton Lane

Weeping Cross, Stafford, ST17 0JS

John
German





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£660,000

NO UPWARD CHAIN

This really is a very handsome and attractive individual architect designed detached residence, enjoying a superb location set within a magnificent mature garden plot, having a favoured south-easterly aspect with countryside views beyond.

The property has many quality features from the original design and construction including wonderful parquet flooring. There is a veranda porch to the front with double glazed entrance door leading into a reception hall having lovely parquet floor, oak interior doors and useful built in cloaks cupboard. Immediately to your front is a bathroom, having a corner jacuzzi bath in tiled surrounds with fully tiled walls and floor, pedestal wash hand basin, bidet, WC and a separate shower with glazed enclosure. There are three double bedrooms on the ground floor, two of which overlook the rear garden to take maximum advantage of the south-easterly aspect and one of them has a range of fitted cupboards in addition. There is a wonderful spacious and light lounge, also with quality oak parquet flooring in a herringbone fashion, a bay window overlooking the rear garden, French doors to the patio which gives direct access to the hot tub, and stairs off at the rear with balustrade.

A door gives access to the large open plan kitchen/dining room, the dining area of which also enjoys a wonderful original parquet floor with a large picture window overlooking the garden. There is an attractive range of fitted units to the kitchen, including base cupboards, drawers and wall cupboards, surmounted by extensive worktops including a peninsula unit with extensive breakfast bar, inset 1.5 bowl stainless steel sink with mixer tap and tiled splashbacks. There is an inset Rangemaster multi-fuel cooker, tiled splashbacks to this also with extractor hood over, further appliance space including plumbing for washing machine, integrated dishwasher and fridge, tiled floor and double glazed door leading to the garden. Off the kitchen is a very useful separate study which could also be used as an occasional visitor's bedroom. There is a front hall with door leading out to the front driveway together with giving direct internal access to the garage.

On the first floor there is a landing, off which is a bathroom having bath with shower over and screen, WC and wash hand basin, together with a large double bedroom with bay window overlooking the garden. From the landing there is access to very useful loft storage areas.

The property is set back from the road with a very wide frontage, enjoy mature gardens laid to lawn with wall and planting. There is a wide drive with ample parking and turning space giving access to the garage, together with a front pathway. At the rear is a very attractive and lovely mature rear garden enjoying a south-easterly aspect, having attractive patio areas, one of which contains the hot tub for leisure evenings, extensive shaped lawns and fully established herbaceous borders with a number of interesting specimen plants. Beyond this, there is a further orchard offering numerous fruit trees including soft fruits, berries etc and a very productive kitchen garden. There are three greenhouses in total and a wonderful sitting area, all backing onto open fields with extensive views.

Agents note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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:** Gas

(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/>

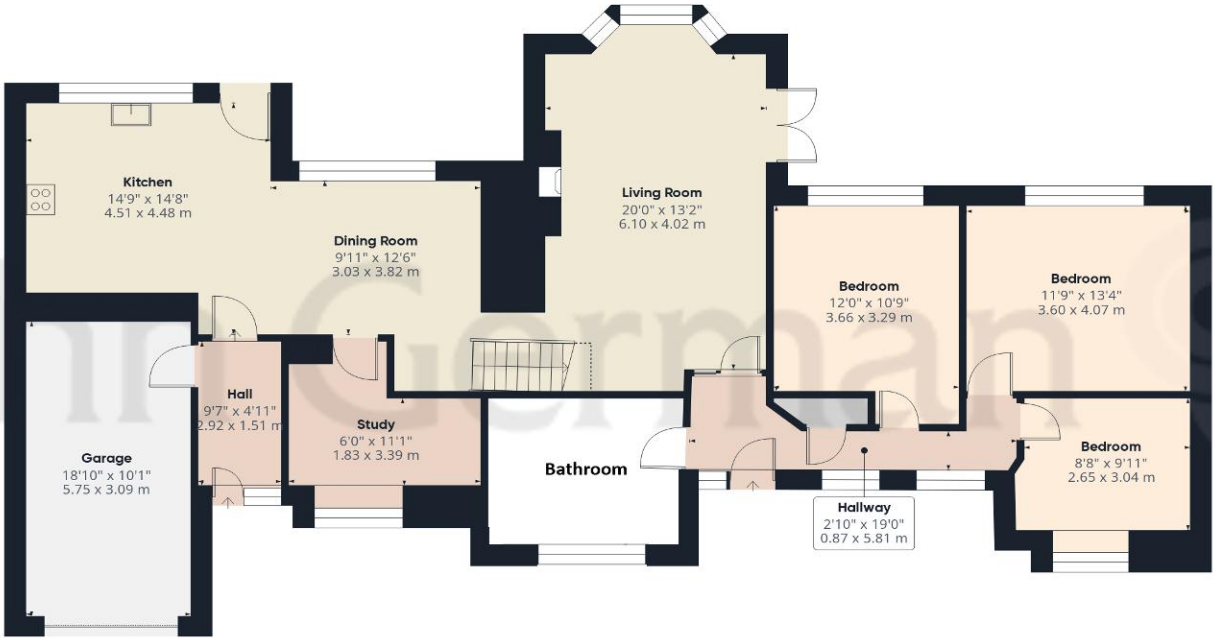
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

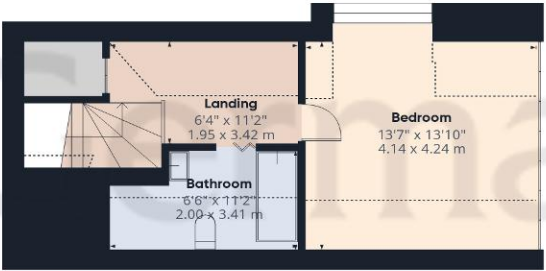
Our Ref: JGA/21052025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1781 ft²
165.4 m²

Reduced headroom

155 ft²
14.4 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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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.

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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.

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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 AMLID 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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