

Tolldish Lane

Great Haywood, Stafford, ST18 0RA

John
German





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Guide Price £1,350,000

An outstanding individual country house set in a beautiful rural location with 360 degree views making use of superb quality oak throughout and underfloor heating to the ground floor.

Great Haywood is a popular Staffordshire village offering a range of amenities including a doctor's surgery, pharmacy, village store, a warm and welcoming village pub and also the excellent farm shop on the edge of the village. The Shugborough Estate is also closeby as is Cannock Chase, a place of outstanding natural beauty. The nearby county town of Stafford has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network.

Accommodation - A glazed oak porch to the front opens into a wonderful open plan living/dining room which displays fantastic oak floor and beams together with French doors opening out into the garden, enjoying lovely views. Leading off is a cloakroom/WC and a separate snug with beams and a recessed fireplace housing a woodburner.

There is an additional third reception room, ideal to be used as a playroom, family room or office.

Wide access from the living/dining room opens into the kitchen that is equipped with a range of framed base units, drawers and cupboards surmounted by granite worktops with inset Belfast sink and chrome mixer tap with rinsing hose, an electric Aga housed in a tiled illuminated recess with pelmet light over, an inset induction hob at the side along with a dishwasher and fridge.

From the kitchen is a beautiful oak framed garden room with a vaulted ceiling and exposed roof truss, oak flooring, a contemporary wood burner in the corner, a fitted oak dresser and cupboards, and French doors opening onto the patio, again enjoying wonderful garden and distant views.

Also off the kitchen is a fabulous utility room which has a tiled floor with fitted cupboards, oak worktops, a white one and a half bowl ceramic sink and mixer tap with tiled splash backs, further appliance spaces, an airing cupboard housing the boiler and hot water cylinder. From here is an oak framed boot room with tiled floor, fitted units, appliance spaces including plumbing for an automatic washing machine and a door out to the front.

Oak stairs lead to the first floor attractive landing having useful built in storage cupboards and an airing cupboard. The master bedroom has a fabulous vaulted ceiling with extensive views and is equipped with a luxury en suite having a large walk in shower in tiled surrounds and a glazed enclosure, WC, wash hand basin, chrome heated towel rail, vanity unit and tiled flooring.

Guest bedroom two is equally impressive with a range of fitted wardrobes and dressing table, again equipped with an en suite shower room having fitted units with integrated wash hand basin and WC, tiled shower with glazed enclosure, chrome heated towel rail and a tiled floor.

Bedroom three has a feature oak frame that cantilevers out over the patio having wonderful glazed units with vaulted ceiling, revealed oak and glazed gable affording lovely views over the garden and beyond. It also has fitted storage units.

There are two further double bedrooms making five in total, one of which has built in wardrobes. These are served by an additional bathroom having a tiled floor, a freestanding roll top bath with mixer taps and shower, tiled walk in shower with glazed screening and drench head unit, WC and wash hand basin plus a chrome heated towel rail.

The property is set in a wonderful rural location off Tolldish Lane approached via a long private gravelled drive and stands in grounds and gardens of approx. 0.29 acres comprising lawns with wonderful patios, borders and mature trees. Gates open to a gravelled driveway providing ample parking and manoeuvring space leading to a detached double garage which has an electric up and over door, power and light. To the rear of the garage is a separate office while above the garage are roof trusses and useful storage attic space.

The whole property is surrounded by farmland and enjoys wonderful far reaching views.

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: Water is a private feed from a bore hole in the adjoining farm

Sewerage: Drainage is to a septic tank situated within the property

Heating: Oil fired 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

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

Our Ref: JGA/02062025

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.

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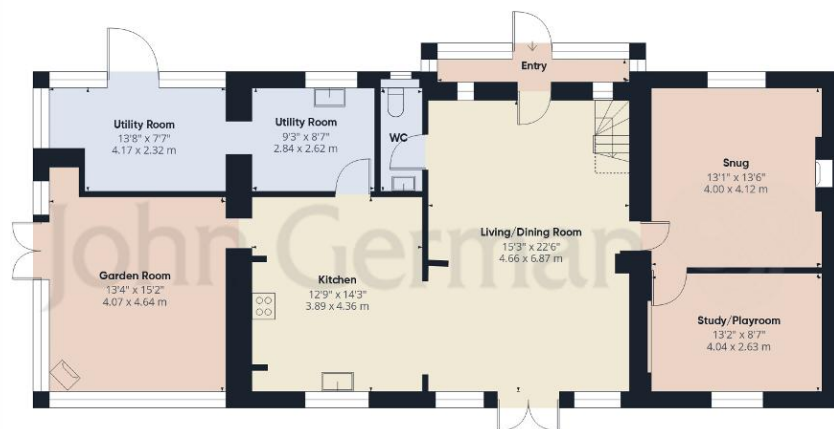




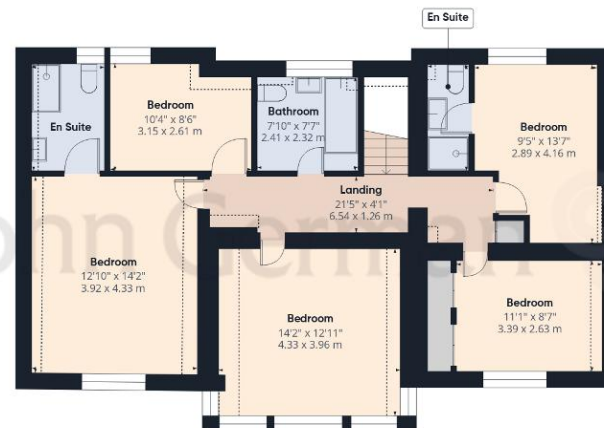




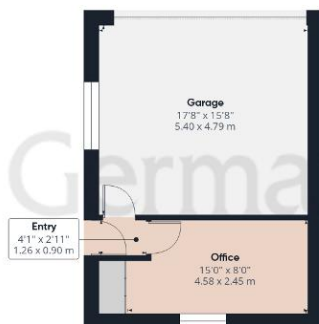




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2626 ft²

243.9 m²

Reduced headroom

89 ft²

8.3 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

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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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