

# Church Road

Hixon, Stafford, ST18 0PB

John  
German





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£535,000

A charming detached property which is extremely attractive and has an abundance of character internally, and appointed to a high standard. A wonderful mix of traditional original features blended with contemporary style fittings.

Accommodation: Front entrance porch leading to an entrance hall, which leads to a truly charming sitting room having the benefit of a superb stone open fireplace which houses a cast log burner which is also open to the kitchen. Beamed ceiling and attractive painted panelling to one wall. Built-in understairs cupboard and a superb dining kitchen which has an excellent range of light sage coloured units with contrasting wooden work surfaces. Matching island unit also having wooden worktops and incorporates a dining bar and ceramic sink and drainer. Beamed ceiling and stunning stone fireplace with log burner shared with the sitting room. Integrated fridge freezer and dishwasher (Please note the range oven is not included in the sale however may be available by separate negotiation). Wooden strip floor which extends into the pantry, which has a matching range of units and extending into the superb family room. This room has a part vaulted ceiling incorporating Velux roof lights and bi-folding doors opening onto the sun terrace, a further area of the family room provides a dining area. Very spacious utility having an excellent range of cupboards with contrasting work surfaces and space and provision for domestic appliances. Tiled floor and a stable door opening to the rear porch. There is also a side lobby off which leads a shower room and comprises shower cubicle, wash basin set into a marble surround with integrated cupboards and drawers beneath, WC and a vertical towel radiator.

There are two first floor landing areas approached by two separate staircases. The principal bedroom has a splendid, vaulted ceiling with exposed timbers and cleverly designed built-in bedroom furniture. Luxuriously appointed shower room with twin wash basins with designer taps and integrated drawers beneath. Shower with both conventional and waterfall heads and WC. There are two further double bedrooms and bathroom having a bath with screen and shower above, WC, wash basin and a traditional style towel radiator.

Outside: The property occupies an impressive and slightly elevated position, there is an excellent drive capable of parking numerous vehicles and further farm style gate leading to a further drive area and also to the very attractive deep Indian stone sun terrace which also has a half height wall and incorporating feature glass display to the terrace. Lawned area to the side of the property and a garden shed (not included in the sale but may be available by separate negotiation).

Hixon is a very popular village which has two local mini markets, takeaway and primary school. Conveniently situated with the county town of Stafford to the west, which has an excellent intercity railway station where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The land registry document does refer to rights, easements and covenants, and a copy of the document 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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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](http://www.gov.uk/government/organisations/environment-agency)

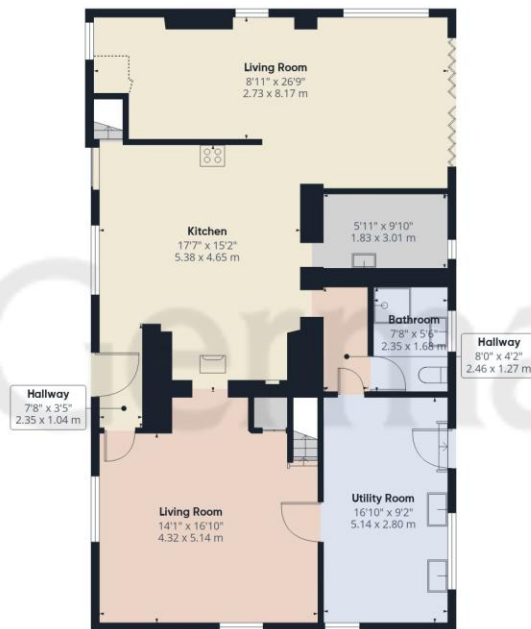
**Our Ref:** JGA03062025

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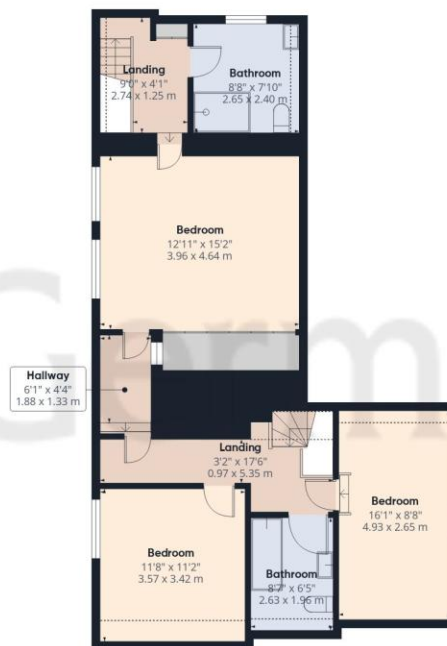
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Ground Floor



Approximate total area<sup>(1)</sup>

1899 ft<sup>2</sup>

176.4 m<sup>2</sup>

Reduced headroom

50 ft<sup>2</sup>

4.7 m<sup>2</sup>

(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.



### 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

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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.

**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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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