

Heather Close

Brocton, Stafford, ST17 0TG

John German



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£1,200,000

A truly outstanding New England style detached house, exquisitely appointed with semi-open plan living space, occupying the most wonderful, secluded and spacious plot having a detached garage with study above. Boasting direct access onto Cannock Chase and within easy walking distance of the village centre.

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An impressive reception hall provides the most welcome introduction to this stunning property. It features an oak stripped floor, stairs to the first floor and a door to the two-piece fitted guest cloakroom.

An opening to the left leads to the elegant sitting room with a dining area which has seven sets of French doors opening onto the garden and driveway, an oak stripped floor and a recessed fireplace with attractive surround housing a log burner.

To the right of the hall, an opening leads to the magnificent living/dining kitchen space which is fitted with an extensive range of contrasting graphite and French grey units with quartz worktops. There is a ceramic Belfast style sink and integrated appliances comprise hob with two ovens beneath and extractor fan above, dishwasher and microwave, plus integrated bin stores. There are additional units to the opposite side of the room having space for an American style fridge freezer (please note the fridge freezer is not included within the sale but may be available by separate negotiation). There is also space for a large dining table. The tiled floor extends into the sitting area which has two pairs of double French doors opening to the sun deck and garden beyond.

Off the kitchen is a large utility room, which again is superbly appointed having a range of high- and low-level units with worktops and an inset stainless-steel sink, in addition to built-in storage cupboards, plus space and provision for domestic appliances.

On the first floor, the impressive feature landing has a vaulted ceiling and large arched window, with a central library/sitting room area having bespoke fitted bookshelves either side. This could be used for multiple purposes.

The principal bedroom has French doors opening onto the decked balcony which enjoys lovely views of the garden, a walk-in wardrobe and a luxuriously appointed en suite having a freestanding rolltop bath, separate shower with both conventional waterfall heads, twin wash basins, two chrome radiators and exquisitely appointed tiling. Bedrooms two and three are equally impressive, both of which have en suites.

To the front of the property is a spacious gated drive which is capable of parking up to approximately ten vehicles, plus an outstanding garage block which comprises a double garage and an adjoining carport area (21ft x 12 ft). A separate door opens to stairs leading up to a large study area which has the benefit of a shower room and there will also be a kitchen area fitted, making it an ideal home office space.

There are beautiful lawned gardens, various established trees, bushes and plants, and a wooden workshop in addition to a Wendy house. A pedestrian gate leads directly onto Cannock Chase.

Cannock Chase is designated as An Area of Outstanding Natural Beauty and is a lovely place to walk, cycle or trek. Whilst enjoying this truly enviable location, the property is also within easy walking distance of the village centre.

Brocton is undoubtedly one of the most sought-after villages in Staffordshire and is very convenient for commuters. Stafford has the benefit of an intercity rail station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides access into the M6 and M6 toll.

The property is situated off Heather Close where Heather Lodge enjoys its own private drive. Number 11 has a right of way across the first part of the drive, before the double gates to Heather Lodge.

Agents notes:

There is no mains drainage.

There are 5 trees with TPO's.

There is a current LABC Guarantee which expires on 25/2/2026.

The glass balustrade to the balcony is subject to building control approval.

The Land Registry document refers to rights and a copy 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: TBC

Parking: Drive, double garage & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Private treatment plant

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 G

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

Our Ref: JGA/23062025

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.

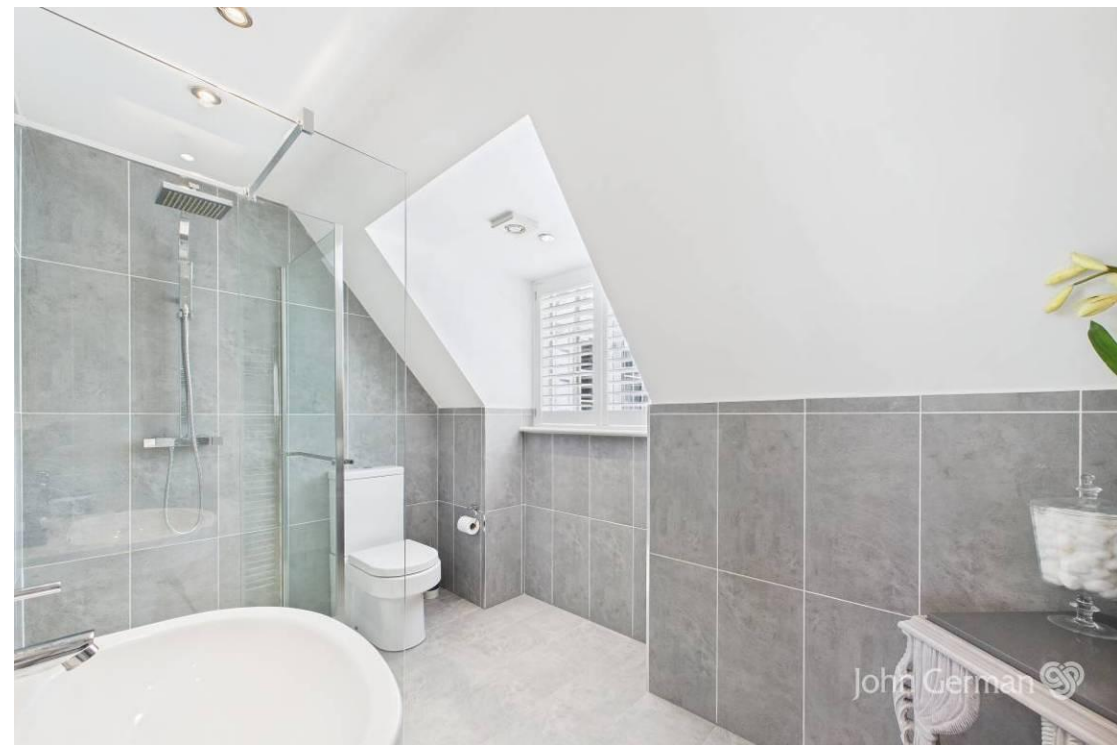
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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









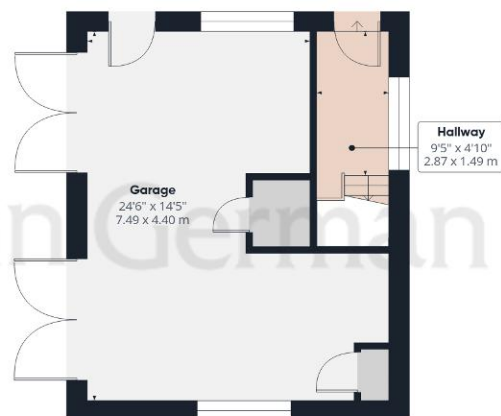




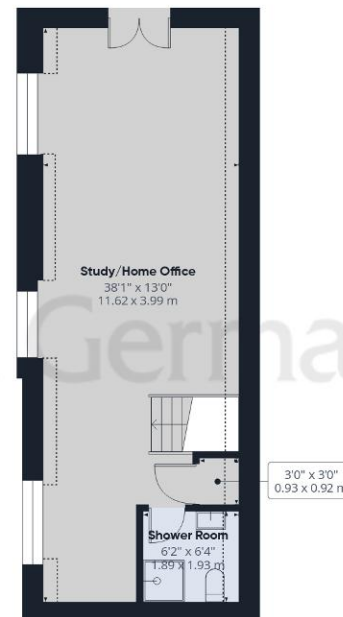
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3609 ft²

335.3 m²

Balconies and terraces

179 ft²

16.6 m²

Reduced headroom

93 ft²

8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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