

Pool Lane

Brocton, Stafford, ST17 0TY

John 
German






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£750,000

A photograph of a large, well-maintained garden. In the background, a long, low brick wall runs across the frame. To the right, a tall, slender cypress tree stands prominently. In the foreground, there is a large, rounded bush and a smaller tree. A swing set is visible on the right side of the garden. The sky is overcast with grey clouds.

Outstanding detached house with the benefit of single storey extensions, occupying a truly delightful plot (**approx. 0.3 acre**) with various interesting garden areas and featuring extensive parts of the wall to the old hall. Situated in a highly sought after Brocton location, positioned at the end of a shared private drive off Pool Lane.

Accommodation – Spacious porch opening to a reception hall which provides a welcoming introduction to this lovely property and has stairs rising to the first floor landing, useful understairs walk-in storage cupboard and cloakroom comprising WC and a wash basin set into a modern integrated unit with cupboard beneath, superb half height tiling and downlighting.

There is an elegant lounge with front facing bow window and an attractive fire surround with inset and hearth having an open fire. Lovely garden room enjoying delightful views of the garden and having patio doors giving access to the garden and terrace. Extended dining room with double doors opening to the lounge.

Breakfast dining kitchen having an attractive range of modern gloss units with contrasting work surfaces and a one and half bowl sink and drainer, integrated appliances comprising halogen hob with stainless steel and glass extractor canopy above, double oven, dishwasher, washing machine and fridge freezer. There is also a Worcester boiler, under counter lighting, attractive dining bar and built in pantry cupboard.

First floor landing which has an airing cupboard and off which leads four bedrooms, all of which have built in wardrobes. The principal bedroom has a superb en suite with contrasting tiling, spacious shower with both conventional and waterfall heads, wash basin with integrated drawer beneath, WC, vertical towel radiator and downlighting.

Family bathroom, again beautifully appointed having excellent tiling comprising bath, WC and wash basin set into an integrated unit, separate walk in shower with both conventional and waterfall heads, vertical towel radiator and downlighting.

The property is situated at the end of a shared private drive and there is an exceptionally spacious drive capable of parking numerous vehicles and also giving access to the double garage.

There are seduced lawns to the front of the property and a raised stone sun terrace. Substantial wall which used to form part of the old hall kitchen garden and now provides an excellent workshop, and gated access to a very seduced wooded area of the garden which adjoins Pool Lane. There is also a gated side entrance which leads to a particularly spacious terrace featuring a very useful covered entertaining space, also a log store and spacious brick store which again formed part of the old kitchen garden. Lovely lawn with abundantly stocked borders, ornamental pond, raised pergola and an opening through the feature wall to a further seduced area of the rear garden which has the benefit of a summer house/potential home office/gym enjoying splendid views directly across adjoining open fields towards the prestigious Brocton golf club.

Brocton is undoubtedly one of the most sought after villages in Staffordshire. Nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, cycle, jog or trek. The property is situated within the catchment area of a number of Ofsted rated 'Outstanding' schools. Brocton has a thriving Post Office and a very popular golf club and village hall.

The county town centre of Stafford has an intercity railway station and there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

The Land Registry document contains various rights and charges, and a copy of the document along with a copy of the Title Plan is available from our office upon request.

The property is situated off a shared private drive.

There are various trees on the property and we await confirmation of whether any of them tree preservation orders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

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: 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 F

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

Our Ref: JGA/01032024

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.













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2455.77 ft²

228.15 m²

(1) Excluding balconies and terraces

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

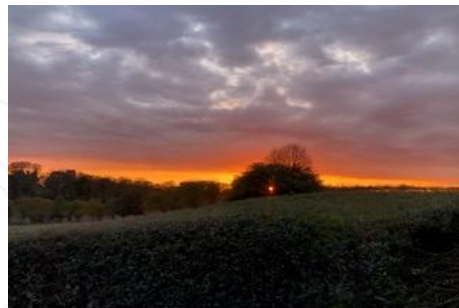
Referral Fees

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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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