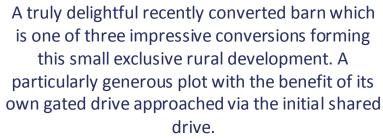
# Sandon Road Farm Barns

London Road, Weston, Stafford, ST18 0JS







£475,000





### Accommodation

The exceptionally spacious open plan living dining kitchen has a vaulted ceiling with exposed roof trusses and a splendid range of kitchen units with wood effect work surfaces and sink and drainer. Integrated appliances comprise oven with concealed extractor canopy above, fridge/freezer and dishwasher. Stairs rise to the first floor second bedroom and on the ground floor there are two bedrooms, the principal bedroom being on suite and having a bath, WC, wash basin, separate shower and exquisite tiling. The family shower room is equally splendidly appointed having shower, WC, pedestal wash hand basin and exquisite tiling.

From the shared private drive there is a private gated access to a particularly spacious drive capable of parking numerous cars, belonging to Plot 2. The generous wrap around garden area directly adjoins neighbouring farmland and there are some stunning views. This small rural development is conveniently situated within walking distance from the very popular village of Weston which has two excellent welcoming country dining pubs. Weston is situated just off the A51 which gives access to the A518 and is exceptionally convenient for many Midland commercial centres.

# Agents notes:

-The property is pending first registration with Land Registry.

-There is a shared private drainage system which is situated within the garden of plot 1.

-The water supply is provided by the Sandon Estate and metered and charged accordingly.

-The property has not yet been council tax banded.

-There is no mains gas or drainage.

-Electric heating and hot water.

-The initial part of the drive is private and shared.

Please refer to The Stafford Borough Council Planning Department Portal for full details of the planning consents, 22/35989/FUL and also for the two Class Q consents 21/35404/PAR and 21/35407/PAR

Please also note that permitted developments rights are withdrawn on Class Q Conversions.

### What3words: poppy.level.skidding

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Supplied & metered by Sandon Estate Sewerage: Shared private treatment plant

## Heating: Electric

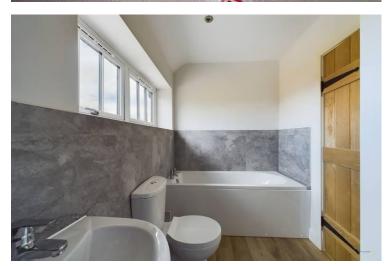
(Purchasers are advised to satisfy themselves as to their suitability).
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Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u>
Local Authority/Tax Band: Stafford Borough Council / Tax Band TBC
Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u>
www.staffordbc.gov.uk
Our Ref: JGA/08072024

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.





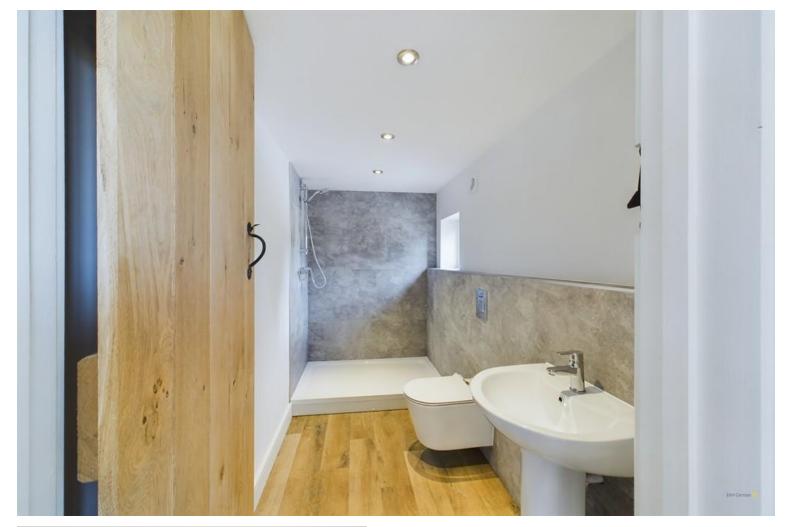














Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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