



39 Stockton Lane  
Stafford | Staffordshire | ST17 0JS

FINE & COUNTRY

# 39 STOCKTON LANE

*39 Stockton Lane is an impressive extended family home built in 1929, situated in the outskirts of the county town of Stafford and situated in the popular Walton & Leasowes school catchment area. Presented to a high standard the accommodation includes 4 bedrooms 3 bathrooms and 3 receptions with private gardens to the rear and plentiful parking to the front with separate detached garage. In summary an ideal family home in a popular location looking out over Cannock Chase.*



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# GROUND FLOOR

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On entering the hall via the entrance porch you start to appreciate the modern styling carried out by the current owners in this lovely extended family home. Creating a combination of contemporary and traditional styling and finding the correct balance is key for modern day living, something this property certainly has in abundance. The staircase with its wooden and glass design is a perfect example of this combined with the light carpet and neutral décor giving a light and airy ambiance throughout. This leads through to the very cosy snug which having dual aspect is naturally lite as well having the fireplace as the focal point to the room. The sitting room offers a more open plan layout with its aspect and French doors offering a natural flow to the rear gardens, perfect for garden parties with family and friends. A lovely feature fireplace is also a perfect place to congregate in the winter. The dining room is perfectly suited for those formal occasions and again naturally flows to the rear garden with French doors giving access as well as being naturally lite due to the décor and complimented by the exposed wooden flooring throughout. The kitchen is modern and compliments the styling of the house with all the modern appliances combined with the traditional design you would expect and an ideal place for an informal chat with a coffee with family or friend. There is also a very useful and spacious utility room as well as a downstairs cloakroom off the entrance hall to complete the downstairs accommodation.









# SELLER INSIGHT

“Interestingly, this was the very first property to be built on Stockton Lane, which back then was just a rugged farm track, so it's a house with an interesting history,” says the owner. “It was built in 1929 by Lord Stafford, and he rented it out to a vet who was working in the area on an outbreak of tuberculosis. In later years it provided lodgings for American troops, then it provided a home for evacuees, and at one point it was owned by the sister of Kim Philby, known as the most successful Soviet double agent of the Cold War period, and he also stayed here from time to time.”

“It was actually my dad who originally bought the property, so although I've owned it for the past seven years, I've lived here since 1998. He always said it was the character of the house, the size of the plot – which extends to almost a third of an acre – and also its proximity to a number of excellent schools that were the things that attracted him to the house, and they are all things that I've appreciated. However, for me it was the simple fact that I've always been very happy living here that ultimately made me want to own it.”

“It's a lovely big family home and dad always kept it incredibly well maintained and up to date, which has been another huge plus and something that my wife and I have always strived to do. I love the sense of space. The rooms are all cracking sizes and the layout flows very nicely so it's ideal for both busy family life and entertaining. There's also a really nice sense of connection between inside and out so when the weather is warm, everyday life can spill out into the garden, which is yet another gorgeous feature. There's a large patio, a great spot for a summer BBQ, and then the rest is laid to lawn and edged with a mix of mature plants including rhododendrons and hydrangeas that create a riot of colour when they're all in bloom. We get sun in the garden from late in the morning to early evening so we'll often spend our summer weekends relaxing and eating out on the patio... that's something I'm going to miss when we leave.”

“Another lovely thing about the property is the location. We're right on the edge of town so in one direction we have a fantastic array of shops, cafes, restaurants... you name it, and in the other there's nothing but mile upon mile of rolling countryside. It was a fantastic place to grow up because when I was young I had the great outdoors right on my doorstep, but as I got older I had the freedom of being able to nip into the town centre or hop on the train if I wanted to travel further afield. My wife and I are very into cycling and we've loved the fact we're within striking distance of Cannock Chase – which we can see from the bedroom windows. On a whim we can hop on the bikes and be out for hours cycling through the myriad of trails.”

“It will be the homely feel of the house, the peace, privacy and sheer beauty of our garden, and the fact that the location offers the best of both worlds that I think we'll miss most when we move. I've loved living here; it's always been a very happy home but it's time for a new family to fill it and enjoy all of the things it has to offer.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# UPSTAIRS

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The first floor like the ground floor is spacious and light with the extension work carried out includes a substantial sized master bedroom with aspects over the front and rear gardens with fitted wardrobes hidden away and complimented with a wonderful modern en-suite. Bedroom 2 formally the master bedroom is a spacious double room again having its own en-suite facilities. The remaining bedrooms are presented to a high standard with wash hand basins installed and complimented by the very spacious and modern family bathroom.

















# OUTSIDE

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The gardens to the rear of the property are mainly laid to lawn with a substantial patio and seating area adjacent to the rear of the property. A perfect entertainment space including a covered barbecue and entertainment area and completely private and child friendly, there is ample parking to the front for numerous vehicles and garaging for further storage if required.





# LOCAL AREA

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Stockton Lane is situated within a 5-minute drive to the centre of the county town of Stafford in Staffordshire. Road networks give access to the M6 are only minutes away. The nearest railway station is in Stafford offering access to London in 1 hour 22 mins, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



# INFORMATION

## Services, Utilities & Property Information

Utilities - Mains Gas Central Heating, Mains Drainage,

Mobile Phone Coverage - 4G and 5G

Broadband Availability - ultrafast fibre line up to mbps 1000 download 220mbps upload

Tenure - Freehold

Local Authority: Stafford Borough Council

Council Tax Band: F

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

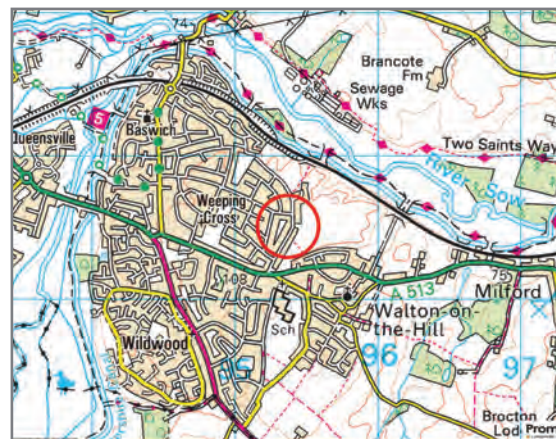
## Opening Hours:

Monday to Friday - 8.00 am - 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday - 9.00am-4pm

*guide price* £ 850,000

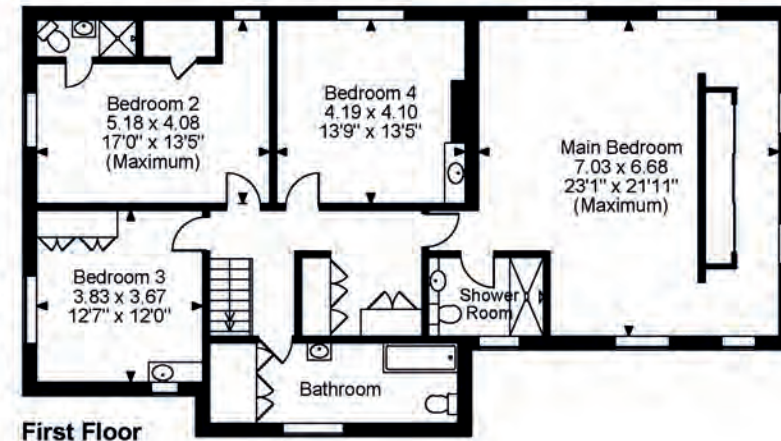
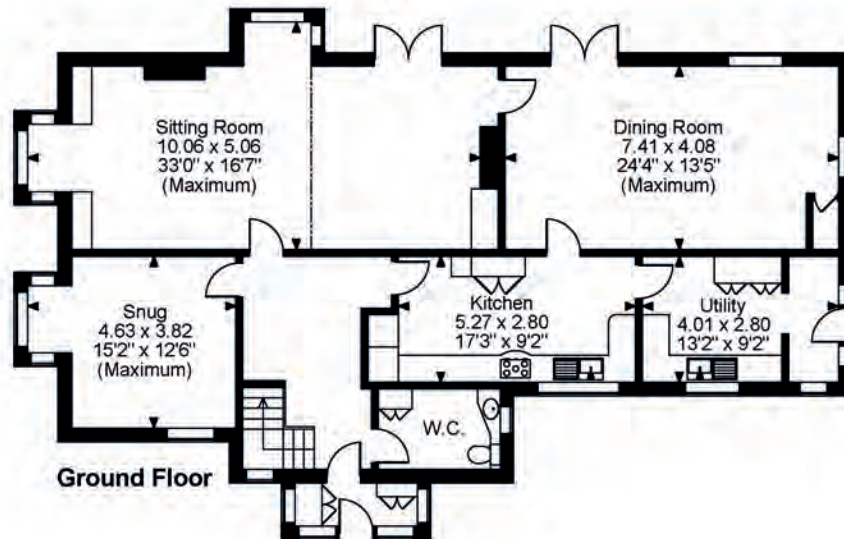
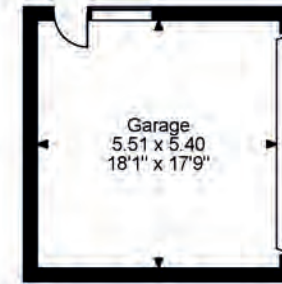
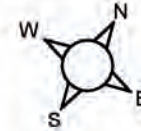


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**Stockton Lane, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 2940 Sq Ft/273 Sq M**  
**Garage = 320 Sq Ft/30 Sq M**  
**Total = 3260 Sq Ft/303 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## KARL RUSK

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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