



Beech House
Chase Road | Brocton | Staffordshire | ST17 0TL

BEECH HOUSE



Beech House is a substantial detached family residence situated in the village of Brocton within easy walking distance of Cannock Chase and close to the county town of Stafford. A well-presented home the accommodation over three floors includes five bedrooms, three bathrooms and three receptions in a popular location and making an ideal family home.



BEECH
HOUSE

GROUND FLOOR

On entering Beech House and the wonderful reception hall you appreciate the character and traditional styling of this substantial family home. With the exposed wooden staircase and flooring complimented by the neutral décor, this is an ideal place to greet family or friends. Off the reception hall the lounge has a very relaxing ambiance with the inglenook fireplace being the focal point of this spacious room and a great place to enjoy the warmth on those winter nights. A naturally light room the French doors offer an easy flow through to the morning room and create a more open plan feel complimented by the light coming through the bay window to the front. The morning room offers an abundance of natural light and again a great place to relax and look over the rear garden enabled by the French doors giving easy access while still feeling cosy. For more formal entertaining the dining room is great for those formal social occasions for family and friends and again is spacious and naturally light complimented with the neutral décor. The kitchen/breakfast room is perfect for socialising as well as being very spacious with its farmhouse style kitchen complimented by the features such as the island and the modern appliances you would expect for everyday living. A great place to congregate for those informal occasions the French doors allow an easy flow to the rear garden and ideal for those summer garden parties. A separate utility room sits off the kitchen with it's own access to the rear garden while a study off the reception hall is ideal for those home workers. A downstairs cloakroom completes the ground floor accommodation.





SELLER INSIGHT

“Beech House is a three storey family home, and the present owners say they were delighted to find it, as it was a complete fit with all their requirements. It was a spacious house for their growing family, it enjoyed a village setting only minutes from Cannock Chase and had easy access to Stafford train station for work in London. They have lived in and loved their warm and hospitable home for twenty four years, when it has been totally flexible to the family's changing needs.

The main thing they have loved about Beech House is that it has always been a welcoming home with room for friends and family. The two reception rooms can be opened up by double doors which transforms the area into a great entertaining space; and the owners recall times when they easily hosted eighteen for a Christmas celebration. The five bedrooms meant their sons could have friends for sleepovers and the two bedrooms on the third floor enabled them to have their own space.

This luxury of space is also experienced in the hallway and stairs leading up to the large landing where the owners sons often had band practice in their teens and is now the ideal spot for the grandchildren's playhouse when they visit.

The owners have installed a well equipped kitchen which is the hub of the home, where you can gather round the large island and chat to the cook or sit at the table for informal kitchen meals; with the garden as a charming background through the patio doors. The morning room is perfect for relaxation as it also opens onto the garden. With both doors open wide, you create the sense of garden and house as one delightful whole. The main lounge, with its striking brick fireplace, is the evening sanctuary and an elegant room for more formal entertaining.

The garden winds round the house and is a colourful and eclectic mix of lawn, rockery and trees, where it is a pleasure to sit under the shade of the awning outside the morning room and enjoy an al fresco lunch.

Beech House enjoys a convenient location, it is a one minute walk into the village where the hall is the community centre and only a short drive into Stafford and Rugeley. You can walk for miles from the house and explore local pubs and Shugborough Hall and estate.

The time has come for the owners to downsize but they will miss Beech House and the area that has given them such a special lifestyle. They take away many happy memories.*

* 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.











FIRST FLOOR

The first floor like the ground floor is naturally light with the 1st floor landing being spacious and complimented by the neutral décor. There are 3 bedrooms all comfortable double rooms with the master having its own en-suite and separate dressing room. All the bedrooms are equally impressive in terms of their presentation and complimented by the modern family bathroom.









SECOND FLOOR

There are a further 2 double bedrooms on the second floor with some far-reaching frontal views over Brocton and both bedrooms are complimented by a modern bathroom.



OUTSIDE

The majority of the rear gardens are laid to lawn interspersed by mature shrubs with a substantial patio area adjacent to the rear of the property which are private and child friendly. There is ample off-road parking to the rear of the property in front of the double garage.







LOCATION

Beech House is situated in the village of Brocton near the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Stafford Borough Council & Staffordshire County Council

EPC Rating: C (Valid until 9 October 2035)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC / Ultrafast Fibre Broadband connection available. We advise you to check with your provider.

Mobile signal/coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Garage and Driveway

Special Notes: Shared Driveway and Shared Electric Gates.

Trees on the property are Subject to a Tree Preservation Order. Terms of the Order have been complied with.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number +44 (0)1785 338 585

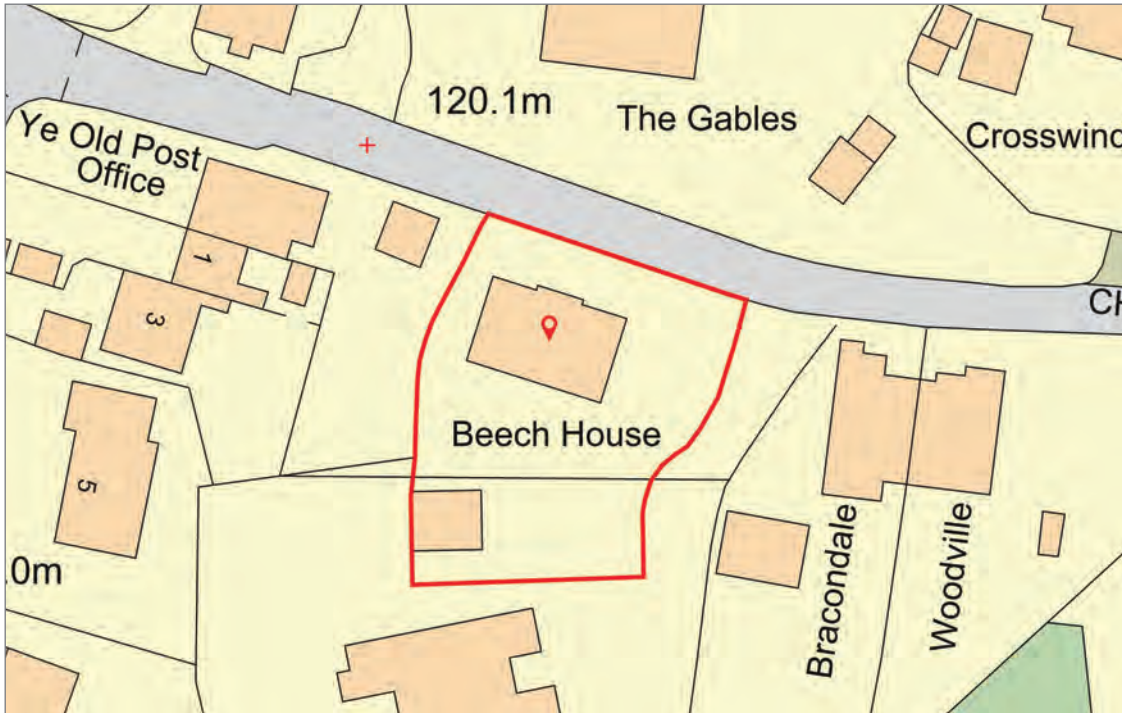
Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

Sunday – 8.00am- 8pm

Guide price £1,000,000



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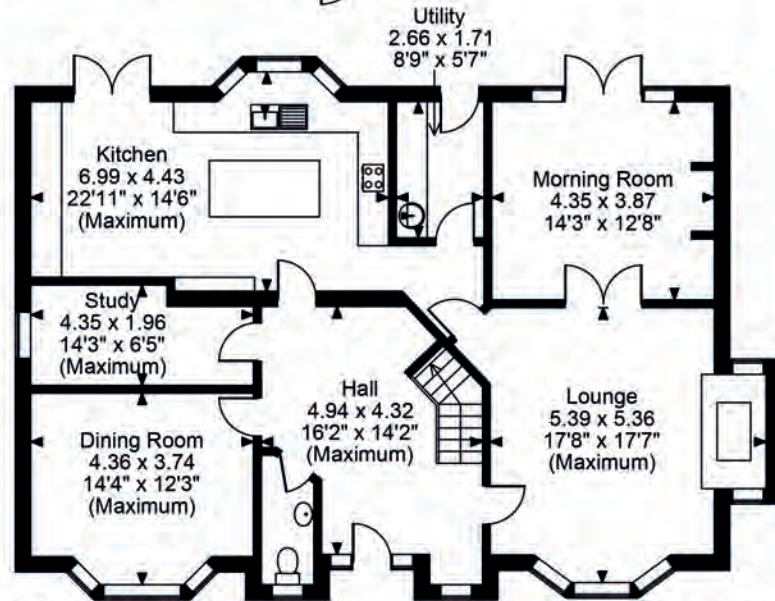
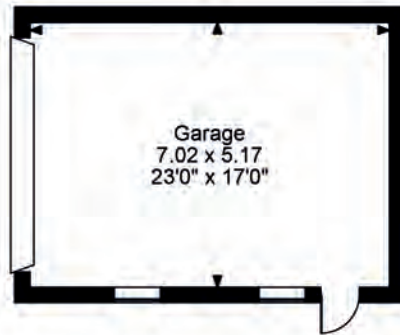
Beech House Chase Road, Brocton, Stafford

Approximate Gross Internal Area

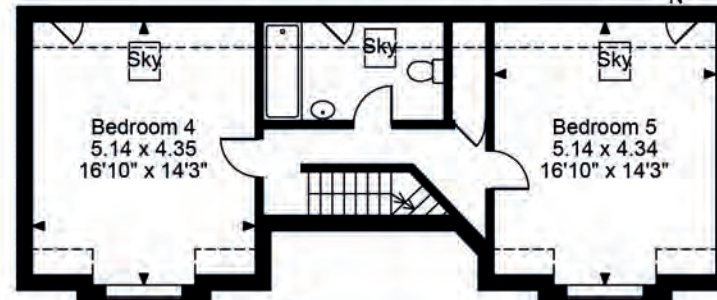
Main House = 2990 Sq Ft/278 Sq M

Garage = 391 Sq Ft/36 Sq M

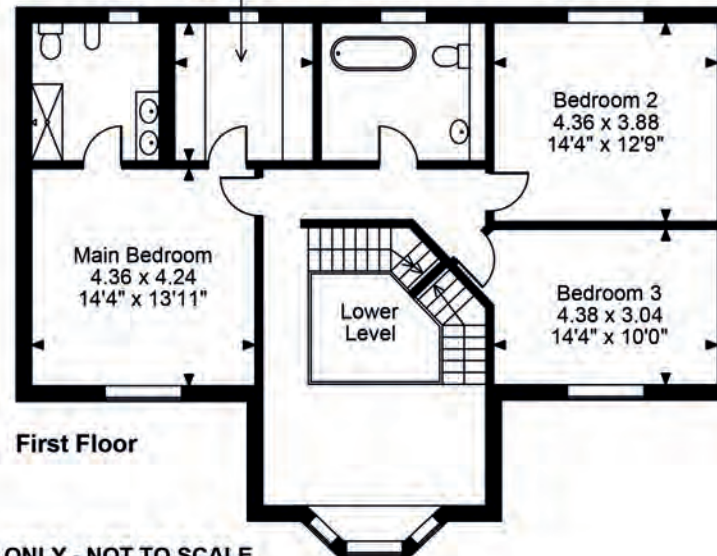
Total = 3381 Sq Ft/314 Sq M



Ground Floor



Second Floor 2.71 x 2.69 (8'11" x 8'10")



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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

PARTNER AGENT

Fine & Country Staffordshire
07957 299705

email: karl.rusk@fineandcountry.com

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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Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

