



64 Brocton Road  
Milford | Stafford | Staffordshire | ST17 0UH

FINE & COUNTRY

# 64 BROCTON ROAD

*64 Brocton Road is an impressive 5 bedroom extended detached family home situated in the sought after location of Milford in Cannock Chase and one of the few properties to have far reaching countryside views to the rear. A property which is presented to the highest standards and has 4/5 receptions to the ground floor and 5/6 bedrooms on the 1st floor, all having en-suite facilities. The grounds are extensive and a natural suntrap to the rear with 2 double garages and a studio/office above one. In summary, a well-presented family home in a very popular location.*



# GROUND FLOOR

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On entering this lovely family home you are immediately drawn to the ornate and lavish staircase in front of you with its wooden balustrades reaching up to the 1st floor and the space that the high ceilings offer giving an abundance of natural light entering the picture window to the front of the property. This is a house that has been carefully thought out by the current owners in its design and specification while being extended to make a generous sized family home. From the reception hall the sitting room and dining area can be accessed via separate doorways, such is the size of the open plan wrap around layout. An abundance of natural light floods in from the rear gardens and with the neutral décor and styling, creating a feeling of space as well lovely views over the gardens themselves. The open plan theme continues into the sunroom where French doors and expansive windows offer picturesque views to the gardens and the open countryside beyond. A perfect place to sit and relax. The farmhouse style kitchen/breakfast room is spacious and an ideal place to socialise and congregate with the choice of the central island or breakfast table to chat with friends or family. There is also a separate utility room which in turns leads to the attached garage. For homeworkers there is a practical study/home office which could be used as a downstairs bedroom for multigenerational living as it has its own on-en-suite facilities. A downstairs cloakroom off the reception hall completes the downstairs accommodation.

















# FIRST FLOOR

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The 5 bedrooms on the first floor are comfortable double rooms and all have access to en-suite facilities. All the bedrooms are naturally light and enjoy attractive views over the gardens, especially the principal bedroom with its design and layout, utilising the space of the extension work carried out to enjoy the double aspect views over the front and rear gardens. The principal bedroom is complimented with a walk-through area with fitted wardrobes to both sides and finishes with the modern and oversized principal en-suite.

Loft There is the opportunity to develop further with the loft being boarded and Velux windows in place.



# SELLER INSIGHT

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“When we purchased this property in early April 2006, the house itself was in dire need of renovation, so the main attraction was location, location, location,” say the current owners of 64 Brocton Road. “Over the next two years we extended and completely renovated the house. We continued to live there throughout, which meant every aspect of our vision and dream home emerged, down to the smallest detail. A few years later, we also added a detached garage. We love the home we have created here, but reluctantly we now feel we need to downsize.”

“Our favourite feature of the house is without doubt the hall and stairs,” the owners continue, “which were made in oak by a specialist tradesman. In addition to this, there are many more special features we will miss about this place. The location of the property is exceptional and the beautiful sunsets over open farmland from the west facing large terrace to the rear and uninterrupted views to the Chase at the front are very impressive.”

This is the perfect property for everyday life and entertaining alike. “The home is ideal for entertaining whatever the weather,” the owners say, “as there is ample parking and space both inside and out to seat all your friends and family. The double height hall and balconies lend themselves to a superb display at Christmas time.”

The local area has much to recommend it, too. “Milford Common is only 150 yards from the property and Cannock Chase is literally across the road,” say the owners. “Brocton Post Office is within walking distance, as is the Barley Mow Bar & Restaurant. For families with school-age children, there are outstanding schools within the catchment area, too.”\*

\* 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.















# OUTSIDE

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The majority of the rear gardens are laid to lawn with a substantial terrace adjacent to the rear of the house which is perfect for sun worshippers and social gatherings. The boundaries are enclosed by mature shrubs giving privacy to both sides but open to the rear to take in the spectacular views. Access is available to both side elevations and there is a lovely tree lined sweeping drive to the front of the house with ample off-road parking. A further detached garage to the side offers further storage opportunities as well as a separate studio/home office above.





## LOCAL AREA

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Milford is situated within a few miles of the county town of Stafford and within Cannock Chase. The nearest train station is Stafford where London can be reached within 1 hour 30mins, Birmingham within half an hour and Manchester within an hour. There are plenty of private schools within the area.



# INFORMATION

## Services, Utilities & Property Information

Utilities – Mains Gas, Electric, Water and Drainage

Mobile Phone Coverage – 4G and 5G

Broadband Availability – Superfast Broadband – download 52mps upload 14mps

Tenure – Freehold

Local Authority: Stafford Borough Council

Council Tax Band: G

## Viewing Arrangements

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

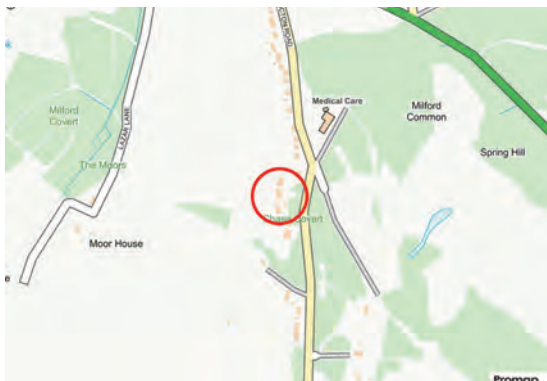
## Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

## Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00am – 4pm

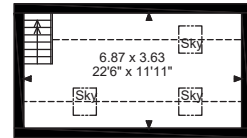
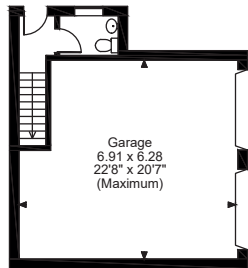
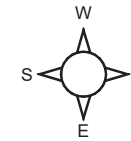
*Offers over £1,500,000*



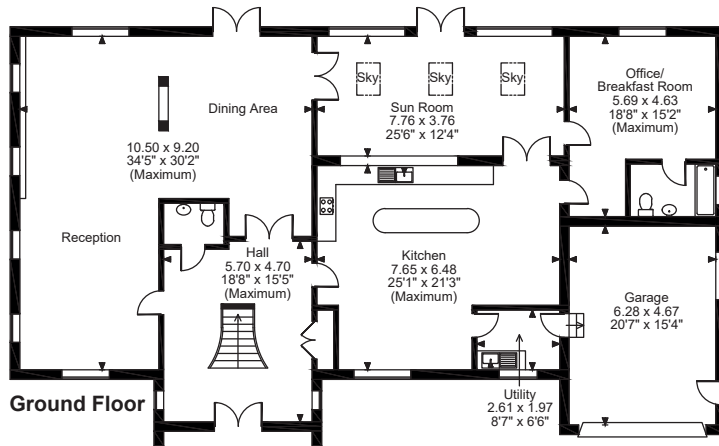
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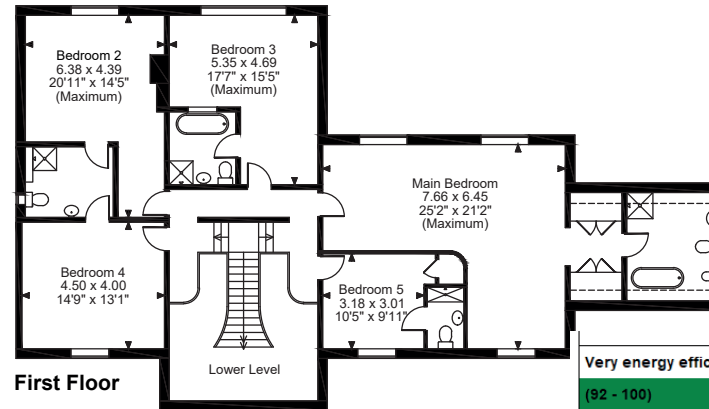
Brocton Road, Milford, Stafford  
 Approximate Gross Internal Area  
 Main House = 3939 Sq Ft/366 Sq M  
 Garages = 749 Sq Ft/70 Sq M  
 Floor Above Garage = 208 Sq Ft/19 Sq M  
 Total = 4896 Sq Ft/455 Sq M



Floor Above Garage

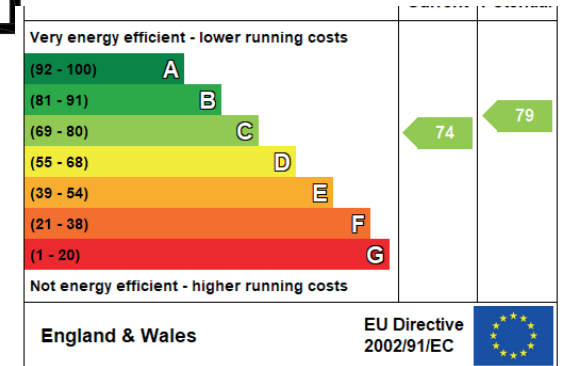


Ground Floor



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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EPC Exempt



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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**

PARTNER AGENT

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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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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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