



Brocwood Lodge
The Green | Brocton | Stafford | Staffordshire | ST17 0TP

BROCWOOD LODGE

Brocwood Lodge is an extensive modern family home situated in the popular village of Brocton, close to the county town of Stafford and having easy access to Cannock Chase. This immaculately presented property has 5 bedrooms and 5 bathrooms with 4 receptions and conservatory creating an ideal family home in a popular location. Walking distance to Cannock Chase and 15 minutes from Stafford train station with London 1 hour 30 mins away.



GROUND FLOOR

On entering Brocwood Lodge you appreciate the balance of a modern contemporary home balanced with some lovely character features with the design and style creating a high standard of presentation. The entrance hall with its exposed wooden features combined with the neutral décor offer a spacious and naturally lite room opening to the games/cinema and living rooms each with French doors giving an ambiance of a more open plan layout. The games/cinema room is a perfect place to entertain, especially for the kids as the room is away from the other reception rooms so not to disturb the adults from working or relaxing elsewhere in the house. The living room is a great place to relax with the fireplace being the focal point of the room and ideal to cozy up in front of on those cold winter nights while still giving a feeling of space due its styling and décor. This leads nicely into the conservatory which has lovely views over the rear gardens and makes an ideal dining area as it also sits off the snug and kitchen. Both the snug and conservatory are equally impressive with their modern look and having bi-fold and French doors respectively flood the rooms with natural light and flow perfectly into the rear gardens. This continues with the kitchen/breakfast room where the extension has added so much more to this room carefully taking into consideration the light which has been maintained due to the impressively sized skylight. A modern kitchen design and styling create a welcoming ambiance and a perfect place to congregate around the breakfast bar. A separate utility sits off the kitchen and a comfortable office/ study sits off the entrance hall for those home workers. A downstairs cloakroom off the entrance hall completes the downstairs accommodation.









SELLER INSIGHT

“ Located approximately four miles southeast of Stafford town centre, Brocton village is known as the Gateway to Cannock Chase, an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest. Situated on the Village Green, Brocwood Lodge was built by the current owners in the style of a large Edwardian detached house, set within extensive grounds. Completed in 2004, the property is spread over three floors and features five bedrooms, four of which have en-suites, along with a main bathroom. It includes a spacious drawing room, a separate study, and a versatile pool/cinema room. The large kitchen/dining room is equipped with handmade units, Miele appliances, and a Lacanche range cooker. The kitchen is well-positioned with a nearby utility room for convenience. Additionally, it provides access to a family room that features bifold doors opening to the garden. Additionally, there is a separate dining conservatory that comfortably seats twelve. The house is situated on a flat plot with a lawned rear garden surrounded by mature shrub and bush borders. The garden includes a shed, a feature greenhouse, and three raised beds. A large, paved patio provides ample outdoor space, while the large, paved driveway is equipped with electric gates and an electric personal door. 'We have lived in Brocton since 1993 and adore the village. Therefore, when the opportunity arose to purchase this plot in such a prestigious location on the Village Green in one of the best villages in Staffordshire, we simply had to buy it,' say the owners. The house is set back from the Green, offering privacy while still providing convenient access to local amenities. 'Within walking distance, you'll find the Post Office, village church, Brocton Hall Golf Club, two local pubs/restaurants, the village hall, and Cannock Chase.'

'As a large, airy, multi-roomed home offering ample space for multi-generational living, the house's greatest strength is its spaciousness.'

'We have cherished the garden for over twenty years, hosting events ranging from children's parties to our youngest daughter's wedding reception, which took place in the garden after the service at the Village Church.'

'Brocton has a wonderful sense of community, where almost everyone lends a hand when needed.'

'There are many miles of trails to explore on foot, horseback, or by bike within the 26 square miles of Cannock Chase.'

'We'll be taking with us very happy memories of living at Brocwood Lodge.'

* 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

First floor

The first floor continues the spacious and naturally lite feel, complimented by the neutral décor and styling. There are 4 double bedrooms on this floor equally impressive in terms of presentation and 3 having their own en-suite facilities. The well presented family bathroom completes the first floor accommodation.



Second Floor

The second floor has a further bedroom and ensuite equally well presented to the other bedrooms. There is a further storage area to complete the accommodation.









OUTSIDE

The majority of the rear gardens are laid to lawn with a substantial patio adjacent to the rear of the property. The gardens are enclosed by mature shrubs both to the front and rear. The property is accessed via electric gates to the front with the driveway leading to the double garage and offering off-road parking.







LOCAL AREA

Brocton is situated within a 10-minute drive to the centre of the county town of Stafford in Staffordshire. Road networks give access to Stafford and Lichfield via the A518. The nearest railway station is in Stafford offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services, Utilities & Property Information

Mobile Phone Coverage – 4G /5G. We advise you check with your provider.
Broadband Availability – Ultrafast Broadband (Speeds of up to 1000Mbps download, and 220 Mbps upload)

Tenure – Freehold

Local Authority: Stafford Borough Council

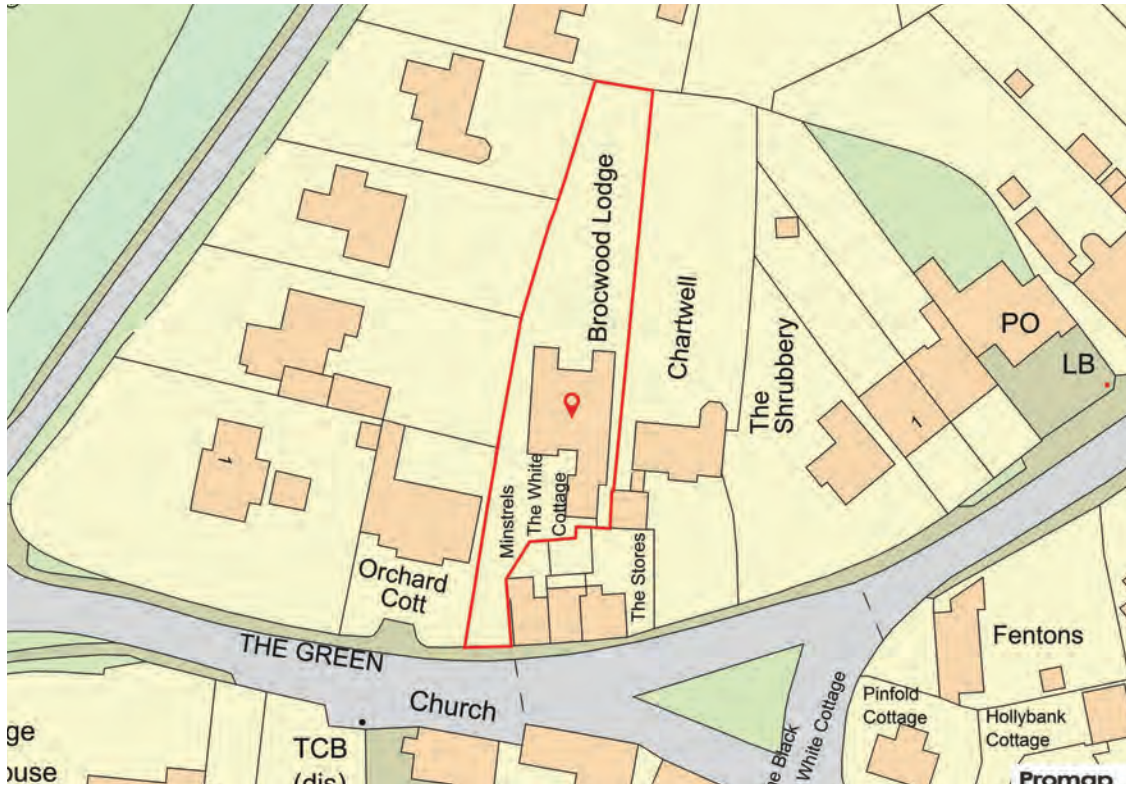
Council Tax Band: G

Viewing Arrangements

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

Opening Hours:

Monday to Friday - 8.00 am – 8pm pm
Saturday - 9.00 am - 4.30 pm
Sunday – 9.00am-4pm



Offers over £1,000,000

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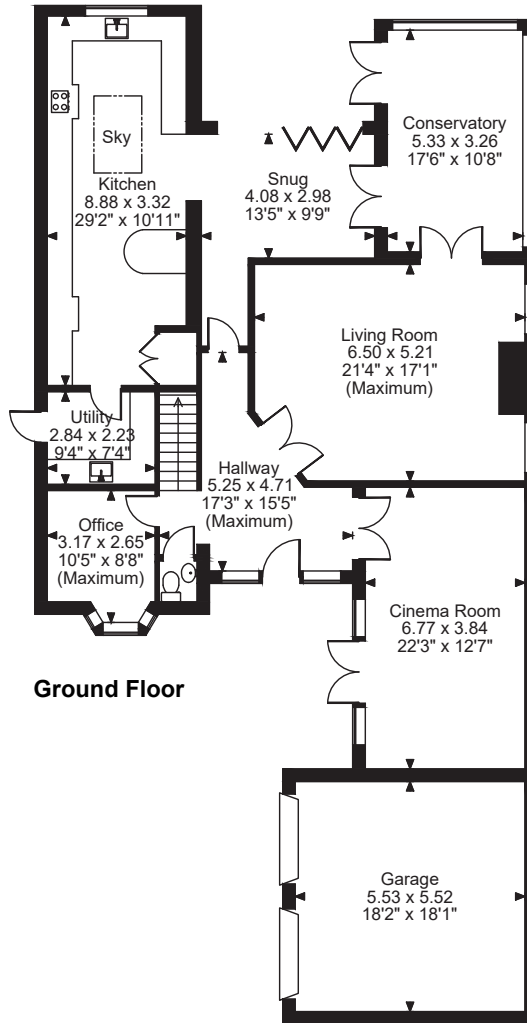
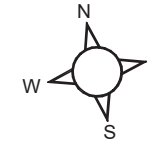
Brocwood Lodge The Green, Brocton, Stafford

Approximate Gross Internal Area

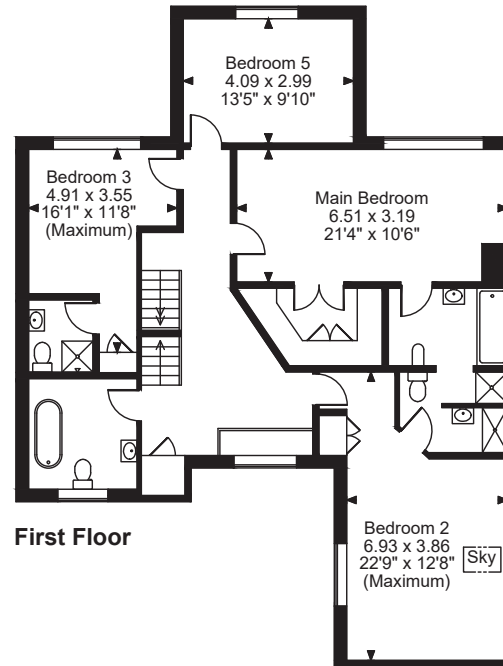
Main House = 3304 Sq Ft/307 Sq M

Garage = 329 Sq Ft/31 Sq M

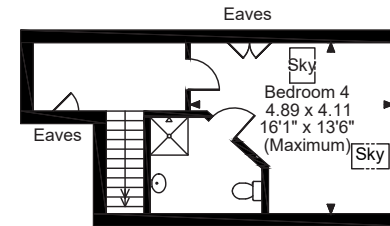
Total = 3633 Sq Ft/338 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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
ASSOCIATE

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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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