



38 The Village
Walton | Stafford | Staffordshire | ST17 0LQ

FINE & COUNTRY

38 THE VILLAGE



38 The Village is a characterful and well-presented detached family residence situated in the ever-popular Walton on the Hill and within easy reach of the county town of Stafford. Positioned in close proximity to the local school this house makes an ideal family home and includes 4 bedrooms, an open plan kitchen/ breakfast room as well as 2 other receptions and impressive garden room. Ample off road parking and garage with child friendly private gardens.



GROUND FLOOR

On entering 38 The Village, you appreciate the modern and contemporary features on display complimented by the styling and design on show. A pleasant balance of neutral décor and natural light throughout, the entrance hall leads into the modern and open plan kitchen/breakfast room which has been re-designed by the current owners. The centre piece of this room is the island which is an ideal informal place to chat with friends or family complimented by the rest of the kitchen and having all the modern appliances you would expect of today's family home. The breakfast area adds further space to create the open plan lifestyle and complimented again by the neutral décor and being naturally lite. Off the hallway the living room is a great place to relax and unwind, this is a very spacious room but equally cosy with the fireplace being a focal point of the room. The garden room is equally impressive with its space and light with panoramic views over the rear gardens and a great entertainment space for the kids or a place to relax. French doors lead out to the rear garden creating an easy flow between inside and out and perfect for entertaining in the summer months. A cosy snug/ study sits off the hallway and ideal for those homeworkers and a separate utility room sits off the kitchen with its own downstairs cloakroom to complete the downstairs accommodation.





SELLER INSIGHT

“It was the location which first drew us to this wonderful family home,” say the current owners of this 4-bedroom property in the village of Walton. “The house is set within a lovely little village on the outskirts of Stafford, within walking distance of the well-regarded Berkswich CofE primary school and Walton High School, one of the best state schools in the county. Walton on the Hill has a lovely village feel with a friendly sense of community, while enjoying the benefits of being on the edge of a larger town. The house itself sits on a no through road on the edge of Cannock Chase, where you can walk for miles in an Area of Outstanding Natural Beauty. There are two good pubs within a mile on foot for a drink or meal after a stroll through the forest. Local bus stops are within a short walk, with Stafford station just 15 minutes away for trains to central London in 1 hour and 17 minutes.”

Since moving in, the owners have made various improvements to the property. “The house has been fully modernised during our time here,” they say, “with a new bathroom and en suite, and the conversion of the dining room and kitchen into a large bespoke kitchen diner, perfect for everyday life and entertaining alike. Indeed, this is now a wonderful house for parties, with plenty of space for large numbers of guests to celebrate birthdays or bring in the New Year with us. At smaller gatherings, we often end up in the summer room to the rear of the house playing pool with friends. “The summer room opens out onto a patio to create an easy flow between the indoor and outdoor living and entertaining spaces,” the owners continue. “The garden itself is zoned into three parts, to the back, side and front of the house, and is fully hedged all around the boundaries for privacy. The generous rear garden is mostly laid to lawn with a few trees providing interest and colour throughout the changing seasons.”*

* 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 in keeping with the ground floor is presented to a high standard and has 4 double bedrooms with the master having its own en-suite and the modern family bathroom complementing the remaining 3 bedrooms. All are naturally lite, spacious and airy.











OUTSIDE

The majority of the gardens are laid to lawn with a substantial patio area to the rear of the property and ideal for relaxing in the private surroundings. There is ample off-road parking for numerous vehicles to the side with a garage for further storage if required.





LOCATION

38 The Village is situated in the popular Walton on the Hill area 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. There are private schools in Stafford itself.





INFORMATION

Services

Utilities Mains Gas and Drainage

Mobile Phone Coverage – 4G /5G. We advise you to check with your provider.

Broadband Availability –Ultrafast Broadband with speeds of up to 22 Mbps download and 1 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

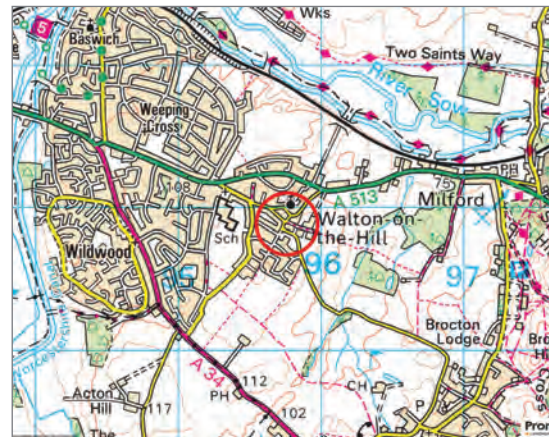
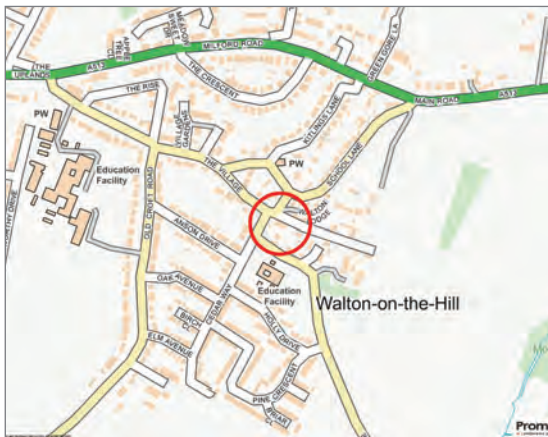
Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

Sunday – 8.00am- 8pm

Offers over £700,000



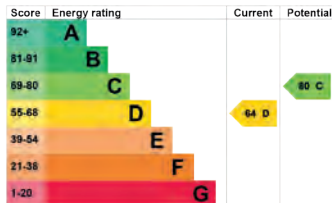
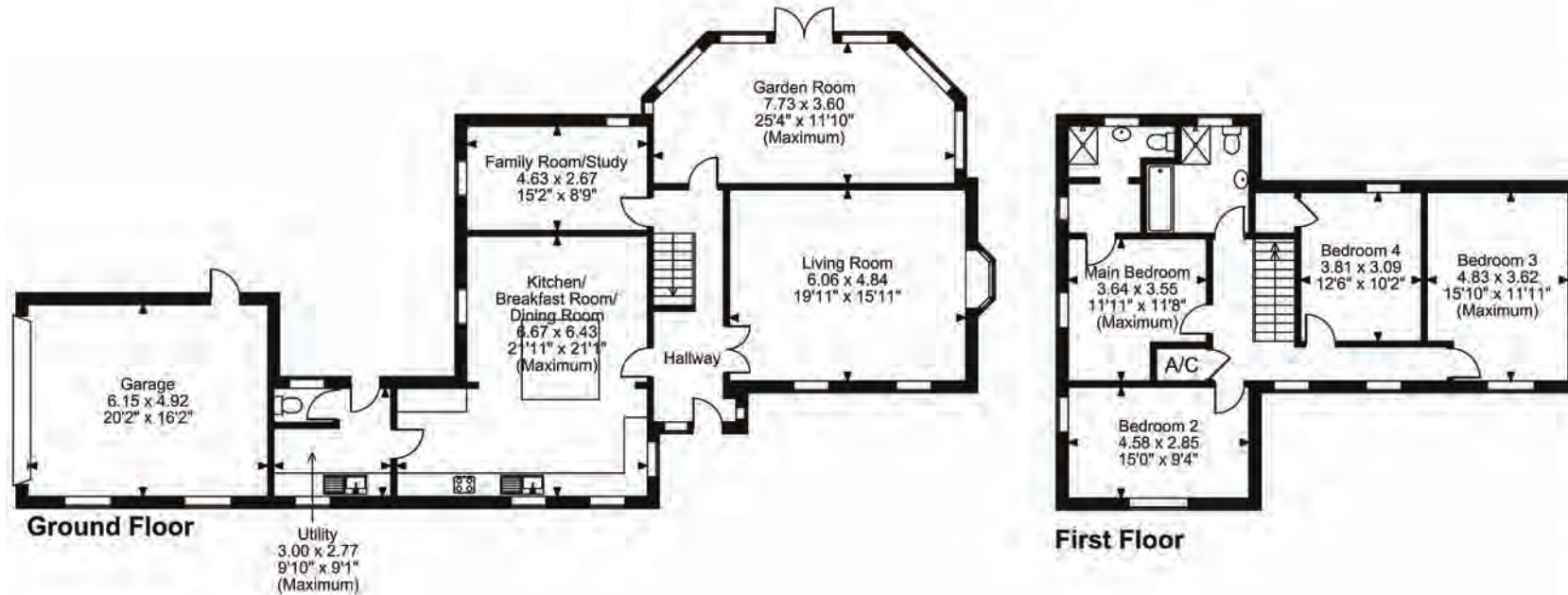
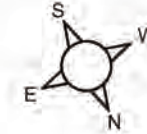
38 The Village, Walton on the Hill, Stafford, Staffordshire, ST17 0LQ

Approximate Gross Internal Area

Main House = 2249 Sq Ft/209 Sq M

Garage = 326 Sq Ft/30 Sq M

Total = 2575 Sq Ft/239 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



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

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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