



Park House
Park Lane | Brocton | Stafford | Staffordshire | ST17 0TS

PARK HOUSE

Nestled at the end of a tranquil private road in the sought-after village of Brocton, Park House stands as a testament to thoughtful architectural design and serene living. This unique split-level detached home offers expansive views over the 18th fairway and 17th green of the prestigious Brocton Hall Golf Club, with the added luxury of direct garden access to the course.



GROUND FLOOR

Upon entering through a covered porch, you're welcomed into a spacious entrance hall that sets the tone for the home's generous proportions. The split-level design unfolds to reveal a series of well-appointed spaces: a cozy sitting room, a dedicated study, and a formal dining area that seamlessly transitions into a large living room. The living area, bathed in natural light, offers dual seating zones and opens into a charming conservatory—perfect for enjoying the garden views year-round. The kitchen is both functional and stylish, featuring a range of wall and floor cabinetry, integrated appliances including an oven, microwave, hob, and fridge, and a convenient utility room with external access.

















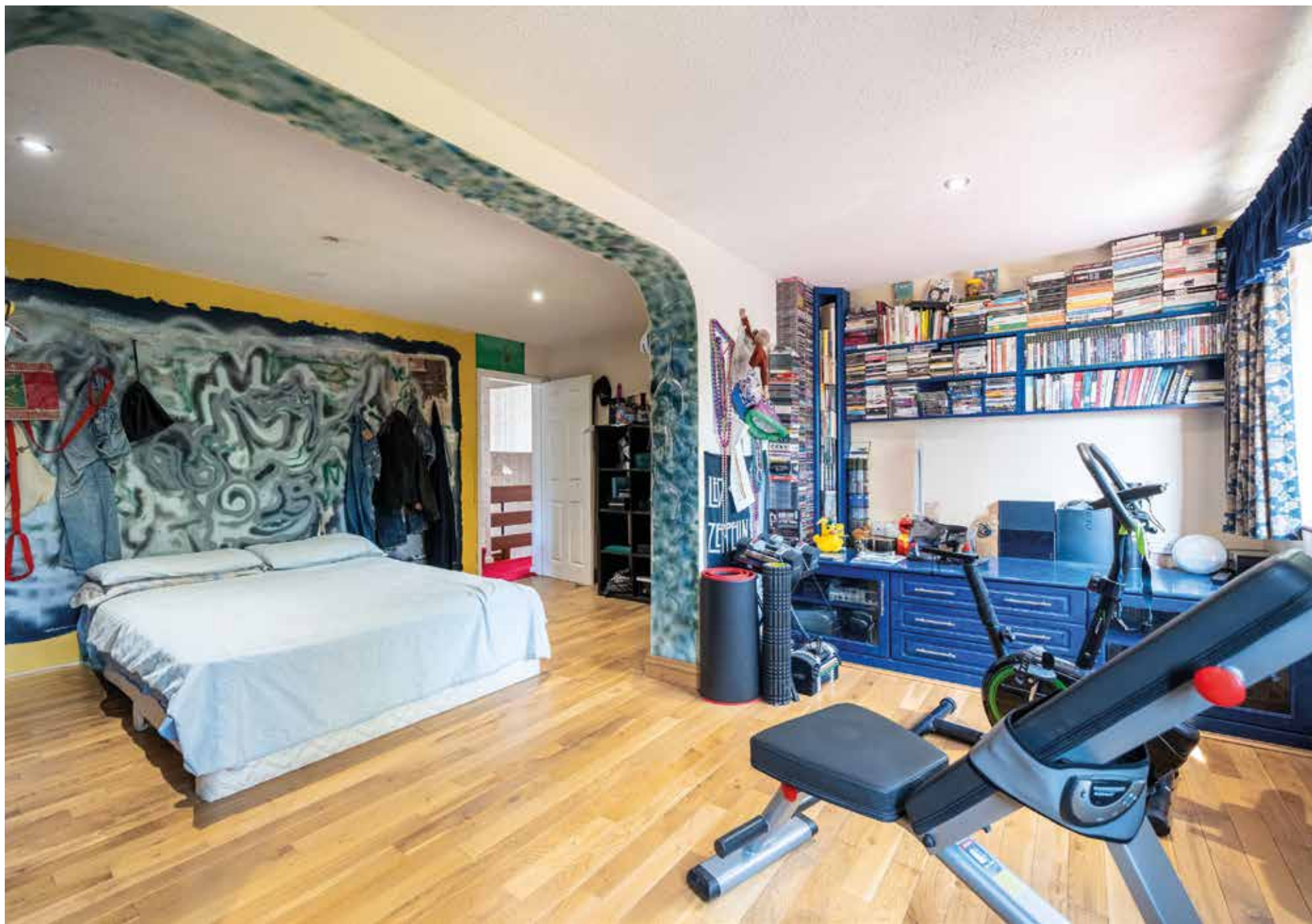
FIRST AND SECOND FLOORS

The bedroom accommodation is thoughtfully arranged across multiple levels. The principal suite boasts solid wood fitted wardrobes and a contemporary en-suite bathroom. Additional bedrooms are spacious and versatile, with one offering exceptional views across the golf course and its own en-suite facilities.















OUTSIDE

Externally, the property doesn't disappoint. A gated driveway provides ample parking and leads to a large garage. The rear garden is a private oasis, meticulously landscaped with mature trees, herbaceous borders, and multiple seating areas, including two summerhouses—ideal spots for relaxation or entertaining guests.





LOCATION

Brocton is renowned for its picturesque setting adjacent to Cannock Chase, offering a plethora of outdoor activities such as walking, cycling, and horse riding. The village itself provides essential amenities, while the nearby town of Stafford offers comprehensive services and direct train links to London Euston and Birmingham.



INFORMATION



Services, Utilities & Property Information

Mains Water & Drainage to Public Sewer, Mains Electricity, Mains Gas, Telephone, TV & Broadband connectivity

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 220 Mbps.

Mobile Phone Coverage - Some 4G mobile signal and some 5G mobile signal is available in the area, we advise you to check with your provider.

Local Authority: Stafford Borough Council Services, Utilities & Property Information

Council Tax Band: D

Viewing Arrangements

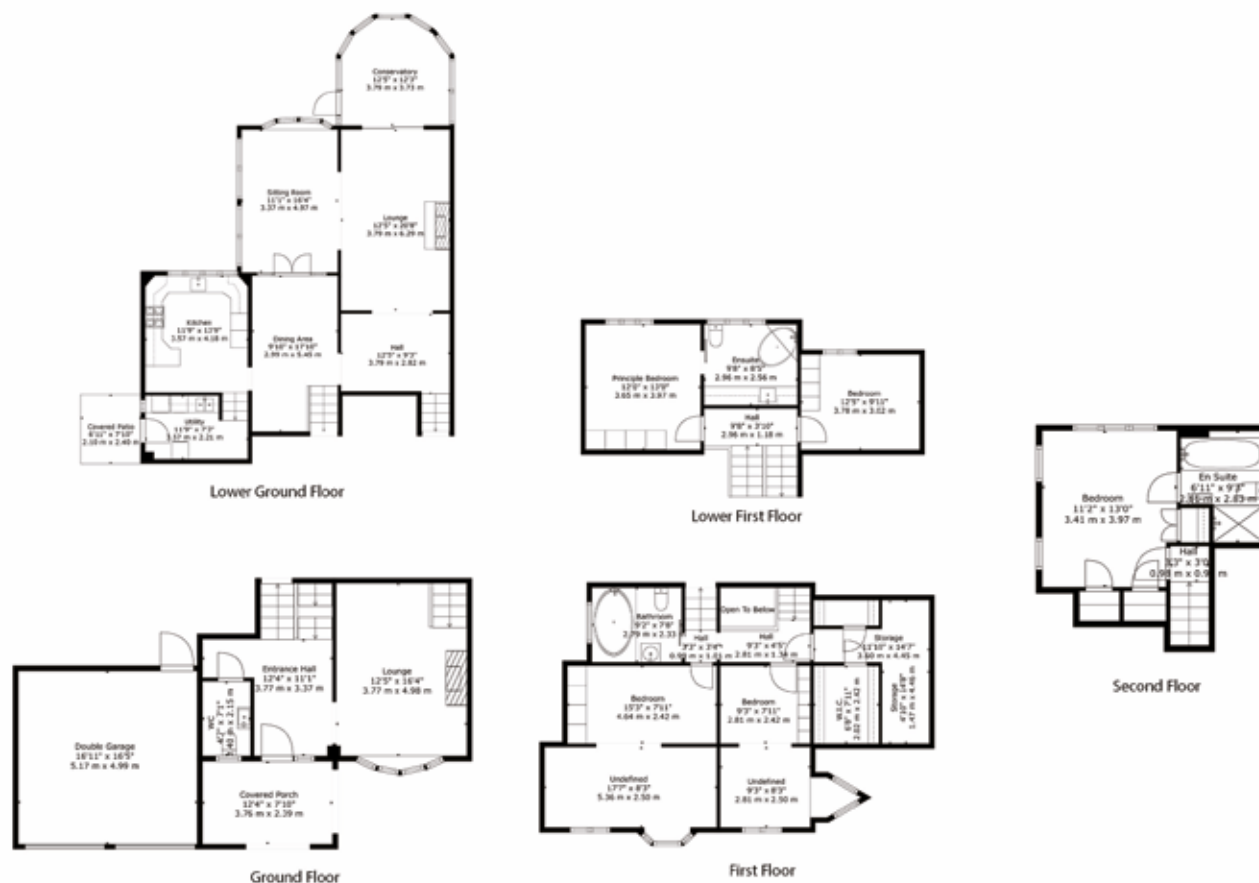
Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01785 338585

Website

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

Registered in England and Wales.

Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.
copyright © 2025 Fine & Country Ltd.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2928 sq. ft, 272 m²
 FLOOR 1: 1153 sq. ft, 107 m², FLOOR 2: 387 sq. ft, 36 m², FLOOR 3: 447 sq. ft, 42 m², FLOOR 4: 681 sq. ft, 63 m², FLOOR 5: 260 sq. ft, 24 m²
 EXCLUDED AREAS: COVERED PATIO: 54 sq. ft, 5 m², DOUBLE GARAGE: 278 sq. ft, 26 m², COVERED PORCH: 97 sq. ft, 9 m²,
 OPEN TO BELOW: 23 sq. ft, 2 m², LOW CEILING: 71 sq. ft, 7 m², STORAGE: 24 sq. ft, 2 m²,
 BAY WINDOW: 6 sq. ft, 1 m²



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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



ANITA PUNCHARD
PARTNER AGENT

Fine & Country Staffordshire
01785 338585 | 07930 727573
email: anita.punchard@fineandcountry.com

With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas. Specialising in equestrian and rural properties.

I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

As a proud mother of four wonderful children, my family and friends hold a special place in my heart. In my rare moments of leisure, I relish the chance to unwind with a captivating box set by a warm fire.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
01785 338585 | anita.punchard@fineandcountry.com

