

3 Mill Cottages

Sandon, Stafford, ST18 0DH

John German





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£325,000

A modernised end terrace cottage situated in a delightful location adjacent to countryside.

Benefitting from a spacious garden and garage/workshop. No upward chain.

This modernised cottage benefits from uPVC double glazing and oil central heating. A timber latch door gives access to an entrance porch with a further solid door leading into the living room which has a fire recess housing a wood burner on a tiled hearth, laminate flooring and stairs off.

There is a good size breakfast kitchen equipped with a modern range of base cupboards, drawers and wall units, surmounted by wood effect worktops, white ceramic 1.5 bowl sink with multi-function mixer tap and extendable hose, tiled splashbacks, inset Rangemaster Infusion Electric Range Cooker with extractor hood over to match, appliance spaces, plumbing for automatic washing machine and laminate floor.

Off the living room is a rear hall with a door opening to the rear garden and off this is a boiler/utility room housing the oil-fired boiler, together with a separate modern shower room having tiled shower with glazed screen, WC, pedestal wash hand basin, chrome heating towel rail and laminate flooring.

On the first floor, there is a landing running across the rear of the property with windows opening out and affording very attractive views over adjacent countryside. There are three good size bedrooms, serviced by a second bathroom, having bath in tiled surround with shower over and glazed screen, wash hand basin, WC, chrome heated towel rail and laminate flooring.

Outside, there is an attached brick garage/workshop, together with an EV charge point. The workshop has both a pedestrian stable style door and double opening garage doors and offers an excellent workshop/garage space. There is an enclosed rear garden with extensive lawns and patio areas adjacent to countryside, and if you reduce the height of the hedge, you can take advantage of the wonderful views.

The property is situated in a truly delightful Sandon location which is conveniently situated for the county town of Stafford to the west and the market town of Uttoxeter to the east. There are excellent road links in the area including junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll. Stafford has an intercity railway station with regular services to London Euston, some of which take only 1 hour 20 minutes.

Agents notes:

The Trent & Mersey Canal and lock runs to the front of the property, although there are no views of this and no direct access to it from the property, but this can be accessed by walking a few 100 yards up the lane adjacent.

We understand the property is registered with Land Registry under a Title covering several properties (Sandon Estate) and it will need to be separated.

The Estate is not selling all of the land and properties in their ownership.

There is a private treatment plant shared with 1,2 and 3 Mill Cottages and it is on land to be retained by The Sandon Estate.

There is no mains gas and no mains drainage.

Access is over a shared private drive and there will be shared maintenance costs.

Flood Risk is classified as high from rivers and sea. Please see long-term-flood-risk.service.gov.uk

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Garage/workshop

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared treatment plant

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency www.staffordbc.gov.uk

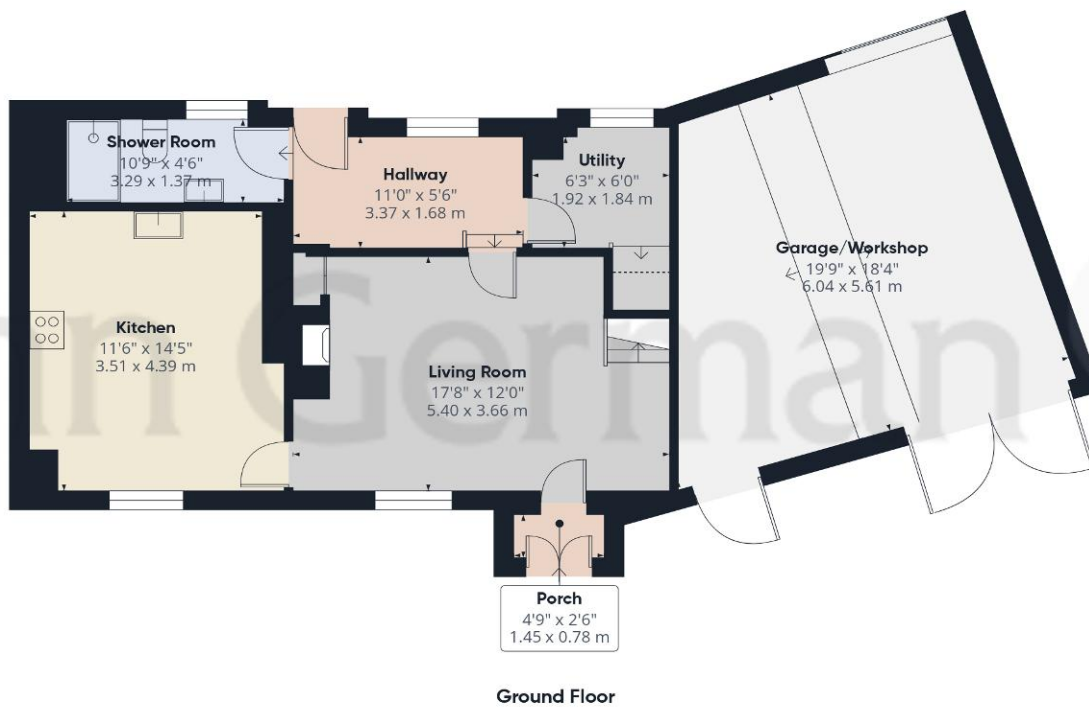
Our Ref: JGA/30092025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

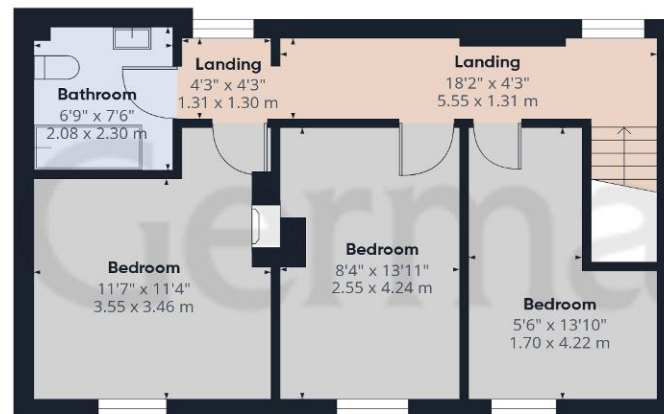
1369 ft²

127.2 m²

Reduced headroom

5 ft²

0.4 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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