

**Spacious 2-bed
Bungalow Hencote
Egg Lane Hixon
Stafford Hixon ST18
0PR **Stafford BJB**
Freehold**



butters^{bjb}
john bee

STAFFORD

01785 246000

Available 8am - 10pm every day

buttersjohnbee.com





butters john bee^{bjb}

Tucked away at the end of a quiet, exclusive private road, this deceptively spacious two bedroom detached bungalow offers the perfect blend of village charm and modern convenience.

Located in the highly sought after village of Hixon, this home is ideal for those seeking peace, privacy, and picturesque surroundings. The heart of the home is its bright and airy living space, designed to maximize the stunning views over the local landscape.

- Generous rooms throughout
- Wake Up To Beautiful view
- Quiet Location
- Exclusive Private Road
- Private Driveway
- Fully Boarded Loft



Ground Floor

Lounge 4.59m x 3.72m

Kitchen 2.98m x 2.53m

Dining Area 5.16m x 2.52m

Utility Room 2.01m x 1.53m

Conservatory 2.83m x 2.62m

Shower Room 2.99m x 1.61m

Master Bedroom 3.67m x 3.59m

Bedroom Two 4.37m x 2.65m

Ensuite Shower Room 2.44m x 0.96m

Garage 4.96m x 2.54m



Both bedrooms are generously proportioned, offering plenty of room for storage and comfort.

Outside, the property truly shines with a large, private garden a blank canvas for gardeners or a perfect spot for alfresco dining while soaking in the scenery.

The garage features an integrated ladder providing access to a spacious loft area. The loft is fully boarded throughout and offers ample storage capacity.

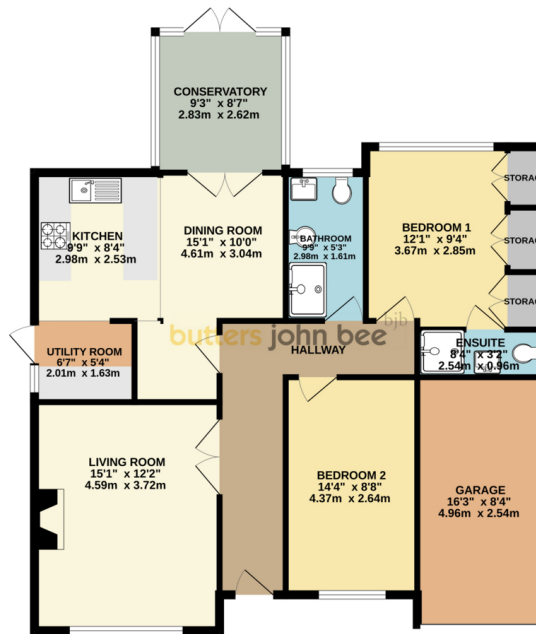
With a substantial private driveway and a location that feels a world away from the hustle and bustle, yet remains within walking distance to local amenities.







GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropex ©2026

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	67	75

Environmental (CO₂) Impact Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	64	70

butters john bee^{bjb} is a trading name of Butters John Bee Group Limited, registered in England and Wales, No. 8435112. Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD, a Spicerhaart Group business.

butters john bee is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. butters john bee makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your butters john bee representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.



Ref: BJB091303641