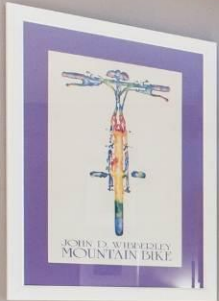


# Main Road

Great Haywood, Stafford, ST18 0SU

John   
German





# Main Road

Great Haywood, Stafford, ST18 0SU

Guide Price £699,950

A wonderful Victorian former Vicarage retaining many attractive original character and period features enjoying a lovely setting in this popular village with access to the Trent & Mersey Canal, Haywood Farm Shop & Shugborough Hall in addition to Cannock Chase & Stafford town centre.

A portico side entrance with decorative period door having stained glass inserts gives access to a lobby with Minton tiled floor. Leading off is a study having exposed floorboards, a period fireplace, dual aspect windows and a connecting door into the adjacent dining room.

Also off the lobby, a half glazed door leads into the central reception hall which is a magnificent space having a tiled floor and a period staircase off with attractive balustrade to an oversailing galleried landing above.

Off the hall is a guest's cloakroom WC and an attractive lounge with stripped pine floorboards, a brick fireplace with inset wood bumer and shuttered reveals to the windows.

On the other side of the hall is a magnificent drawing room that is an impressive space having a period fireplace and open fire, an arch to a recessed area with fitted bookshelves and shuttered window together with French doors to a patio. A further alcove provides an attractive sitting area.

A lobby with tiled floor and fitted doaks cupboard gives access to the dining room which has exposed floorboards, a fireplace with stone hearth and two beams together with a brick feature chimney recess and access to a walk in pantry. Direct access leads to the kitchen that is fitted with an extensive range of base and wall units surmounted by worktops, tiled floor, oil fired Aga to recess with granite worktops and Belfast sink equipped with a Quooker instant hot water tap plus an integrated dishwasher. The kitchen further opens into a wonderful garden or breakfast room which has tiled flooring and opens out into a PVC double glazed conservatory with cupboard housing the gas boiler.

A utility room has fitted base and wall cupboards, worktops, stainless steel sink, tiled splash backs, tiled floor, appliance spaces and plumbing for an automatic washing machine.

To the first floor arranged around a central galleried landing are two attractive double bedrooms served by a short flight of stairs to the front plus a staircase leading off to the second floor. A family bathroom has feature painted panelling to the walls, an inset bath, WC and wash hand basin together with an airing cupboard.

The master bedroom suite is very impressive comprising a large double bedroom with feature fireplace and sitting area, a great sized dressing room with lovely floorboards and a range of extensive fitted cupboards together with a large en suite bathroom equipped with a corner bath, walk in shower, bidet, WC and pedestal wash hand basin.

To the second floor, a landing gives access to a further attic storage space along with bedrooms four, five and six plus a shower room in a 'Jack and Jill' style which makes this a great teenagers suite allowing for a study or a sitting room in addition to bedrooms.

The property is accessed via a side driveway providing parking outside the property along with a pair of double gates giving further access to an extensive block paved parking area leading to a detached Heritage style double garage which has twin electric roller doors. A stairway leads to a gym or office above. At the rear is a sauna cabin and a further timber garden shed.

The lovely enclosed garden is attractively landscaped with paved and decking patio areas, dwarf walls, decorative borders, extensive lawns and well stocked herbaceous areas. There is a solar PV array with feed in tariff and battery storage over the garage.

The property is full of original character and detail as you would expect for a property of this age including extensive tiled floor, pine and panelled interior doors, wonderful fireplaces and exposed timberwork.

Great Haywood is a popular Staffordshire village offering a range of amenities including a doctor's surgery, pharmacy, village store, a warm and welcoming village pub and also the excellent farm shop on the edge of the village. The Shugborough Estate is also close by as is Cannock Chase, a place of outstanding natural beauty. The nearby county town of Stafford has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network.

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

**Please note:** The property is not listed. The driveway at the side is subject to a right of way in favour of a neighbour's property. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

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

**Broadband type:** Fibre

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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 1<sup>st</sup> 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.

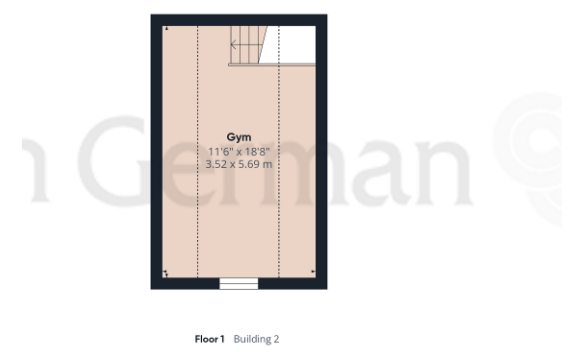
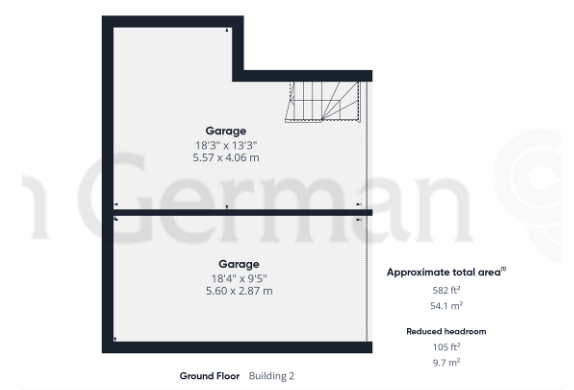
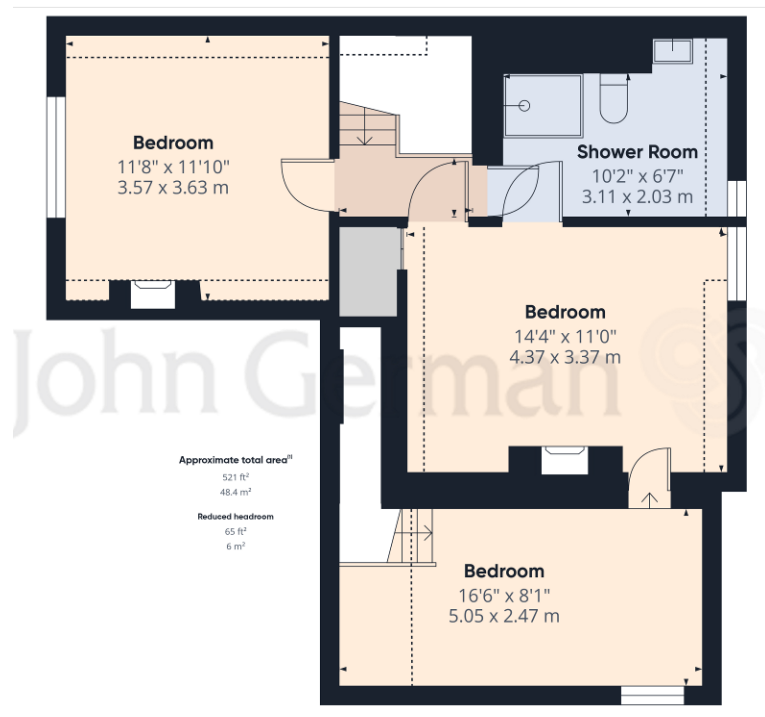
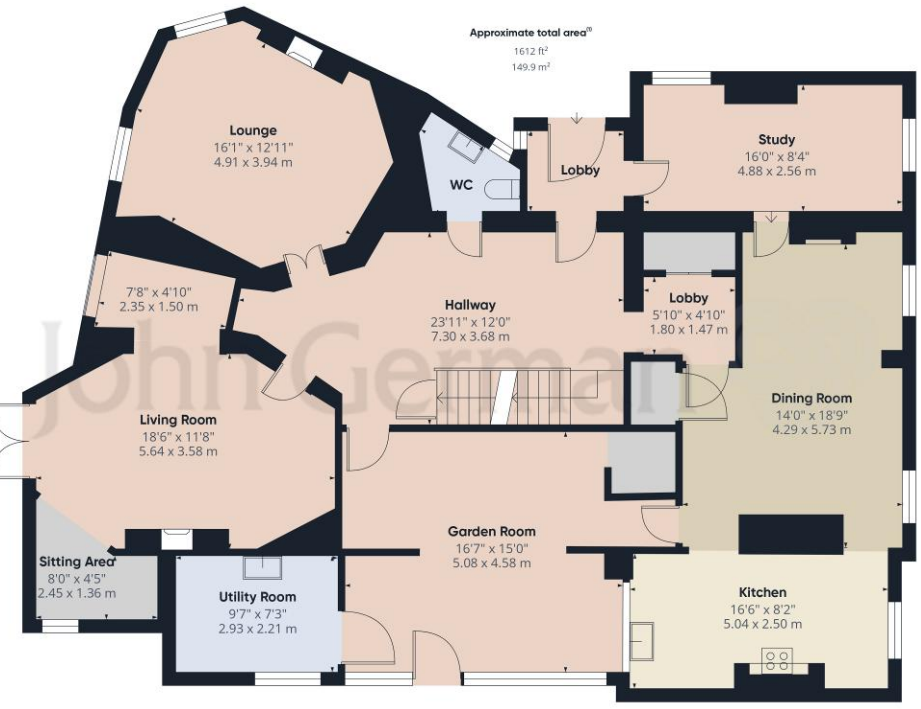














### Agents' Notes

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		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



