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**Main Road | Stafford | ST18 0SU**

**Fixed Asking Price £699,950**

 **Webbs**  
estate agents

## Summary

**\*\* DETACHED VICTORIAN VICARAGE \*\* SOUGHT AFTER VILLAGE LOCATION \*\* SIX BEDROOMS \*\* THREE RECEPTION ROOMS \*\* WITHIN WALKING DISTANCE TO THE SHUGBOROUGH ESTATE \*\* CLOSE TO AMENITIES \*\* IDEAL FOR MULTIGENERATION LIVING \*\* TRADITIONAL FEATURES THROUGHOUT \*\* VIEWING ABSOLUTLEY ESSENTIAL \*\***

WEBBS ESTATE AGENTS are proud to market this spectacular Victorian Vicarage, which simply must be viewed to be fully appreciated. The property is set over three floors, providing a wealth of accommodation for a growing family or multigenerational living. Great Haywood is a highly regarded Staffordshire village surrounded by rolling countryside and within close proximity to the Shugborough Estate and Cannock Chase Area of Outstanding Natural Beauty. The village offers a good range of local amenities including a doctor's surgery, pharmacy, village store, a traditional country pub, and an excellent farm shop. The internal accommodation briefly comprises, entrance porch, grand central hallway with galleried landing, three reception rooms, dining room, kitchen, utility room, study and downstairs cloakroom. The first floor provides three bedroom, principle bedroom with ensuite and dressing room and a family bathroom. The second floor provides a further two/three bedrooms and another bathroom. The rear of the property provides a mature garden with access to a double garage with gym above.

## Key Features

- CHARMING VICTORIAN VICARAGE
- THREE RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO THE SHUGBOROUGH ESTATE
- DETACHED GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- SIX BEDROOMS
- CLOSE TO AMENITIES
- TRADITIONAL FEATURES THROUGHOUT
- IDEAL FOR MULTIGENERATION FAMILY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entrance Hallway

### Guest Wc

### Living Room

18'4 x 10'7 (5.59m x 3.23m)

### Snug

8'0 x 6'11 (2.44m x 2.11m)

### Living Room 2

16'0 x 13'7 (4.88m x 4.14m)

### Study

15'9 x 8'3 (4.80m x 2.51m)

### Kitchen

16'6" x 8'2" (5.03 x 2.50)

### Dining Room

14' x 19'6 (4.27m x 5.94m)

### Living/ Dining Room

16'8 x 15'0 (5.08m x 4.57m)

### Utility Room

9'5 x 7'3 (2.87m x 2.21m)

### Landing

### Bedroom 1

14'0x 18'8 (4.27mx 5.69m)

### Dressing Room

13'11 x 8'5 (4.24m x 2.57m)

### Ensuite

16'5 x 8'3 (5.00m x 2.51m)

### Bathroom

10'2 x 6'7 (3.10m x 2.01m)

### Bedroom 2

18'7 x 12'0 (5.66m x 3.66m)

### Bedroom 3

15'9 x 12'8 (4.80m x 3.86m)

### Bedroom 4

14'3 x 10'10 (4.34m x 3.30m)

### Bedroom 5

16'8 x 8'0 (5.08m x 2.44m)

### Bedroom 6

11'7 x 12'0 (3.53m x 3.66m)

### Bathroom

9'7 x 6'10 (2.92m x 2.08m)







Ground Floor Building 1

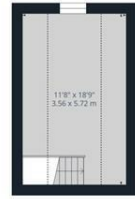
First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



First Floor Building 2

Approximate total area<sup>(1)</sup>  
 3783 ft<sup>2</sup>  
 351.4 m<sup>2</sup>  
 Reduced bedroom  
 162 ft<sup>2</sup>  
 15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 ..... 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
 30		 72	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	