

Hillgarth, Hyde Lea Bank

Hyde Lea, Stafford, ST18 9AZ

John
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£950,000

A most attractive and considerably extended detached house providing exceptional family living space, appointed and presented to an exceptionally high standard, combining traditional and contemporary features.

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The enclosed porch opens to a reception hall, which provides a most welcoming introduction to this wonderful property. Stairs rise to the first floor and doors lead to the ground floor accommodation including the guest cloakroom fitted with a WC and wash basin with an integrated cupboard beneath.

To the right is the elegant drawing room which has painted panelled walls and a traditional fireplace.

Off to the hall to the left is a large dining room with a porcelain tiled floor, bespoke drinks cabinet with quartz worktop and a recessed stainless steel sink. The dining room is dual aspect and has French-style doors opening to the rear terrace and garden.

Off here is an excellent family room with built-in children's playhouse, a fitted desk and an extensive range of built-in cupboards.

This gives access to a separate study which in turn has an internal door to the garage and a door to stairs leading to the music room above the garage.

The stunning dining kitchen has a part vaulted ceiling and an extensive range of bespoke white and charcoal coloured units with quartz work surfaces, plus a good size island unit with quartz worktop and recessed twin sinks. Integrated appliances comprise induction hob, two ovens with warming drawers, full height fridge, full height freezer, two dishwashers and a combination microwave. There is a large walk-in pantry and a door to the utility which has further cupboards, a stainless steel sink, and space and provision for domestic appliances.

An inner lobby leads to an attractive double bedroom, which has a beautifully appointed wet room style en suite to include a walk-in shower with both conventional and waterfall heads, wall hung WC and wash basin with integrated unit.

The spacious first floor landing leads to four bedrooms and the family bathroom. The principal bedroom is en suite and is exquisitely appointed, having a shower with both waterfall and conventional heads, wall hung WC, wash basin with integrated drawers and full height towel radiator. The second bedroom is also en suite.

The luxurious family bathroom features a traditional suite comprising roll-top freestanding bath, pedestal wash basin, WC, bidet, and a separate shower.

Outside, the house stands well back from the road, beyond a particularly spacious wrought iron gated drive capable of parking numerous vehicles and giving access to the double garage.

The established rear garden is mainly laid to lawn, with mature hedges providing a high degree of privacy and a slightly raised sun terrace which has an outdoor kitchen area.

The property is situated in Hyde Lea, a sought-after area of Stafford convenient for the county town centre, which has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Junction 13 of the M6 provides direct access into the national motorway network and M6 toll. Stafford Grammar School is within walking distance.

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

Agents notes: There was a subsidence claim made some years ago and nearby trees were removed. No further work was necessary, and a Certificate of Structural Adequacy was issued.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains with water softener

Sewerage: Mains

Heating: Gas

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

Broadband type: Full 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

Our Ref: JGA/30062026

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 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.













Ground Floor

Approximate total area⁽¹⁾

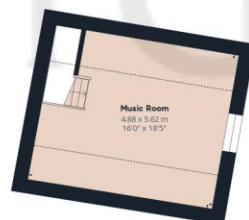
344.9 m²

3713 ft²

Reduced headroom

12.9 m²

138 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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