

# The Limes

New Road, High Onn, Church Eaton, Stafford, ST20 0FN

John  
German





# The Limes

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£550,000



A truly outstanding rural contemporary style property which forms part of an exclusive and gated mews. Skilfully converted and arranged from a range of former RAF buildings.

The reception hall has attractive hard flooring which extends throughout the ground floor, modern panelled walls, a useful built in cupboard and stairs rising to the first floor landing.

Glazed double doors open into the stunning semi-open plan living, dining kitchen. The dining area has double French style doors opening to the terrace and garden and the sitting area has a log burner. The kitchen has a very attractive range of contemporary style units with contrasting black granite work surfaces and drainer with a recessed sink, and integrated appliances comprising AEG hob with extractor canopy above, double oven, fridge/freezer and dishwasher.

The utility room has a matching range of units with black granite workfaces, and access to the cloakroom which has a WC and a wall hung wash basin.

There is a spacious ground floor fifth bedroom/sitting room with the benefit of a dressing area/office space and an en suite comprising corner shower with both conventional and waterfall heads, WC and wash basin with integrated cupboard beneath.

The first floor landing has a part vaulted ceiling and Velux roof lights with access to four superb bedrooms, all of which have part vaulted ceilings, windows and roof lights. The principal bedroom is exceptionally spacious and enjoys some stunning views from the windows and an en suite having a shower with drying area and both conventional and water heads, wash basin with integrated drawer beneath and WC.

The family bathroom has both a bath with shower over, wall hung wash basin, WC and chrome vertical towel radiator.

Outside, the property is situated in a very attractive mews which has a shared remote gated entrance and very well maintained communal garden areas to the front. The Limes has its own sun terrace beyond and enjoys views. Please note, the hot tub is not included in the sale. There is parking for two cars, plus a garage and store which has loft space above.

The development is situated in the lovely rural area of High Onn which is convenient for the county town of Stafford, where there is a mainline intercity railway station with regular services to London Euston. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** There is a communal service charge of currently £70 per month.

There is no mains drainage and no mains gas.

The Land Registry refers to rights and covenants and copy of which is available upon request.

The property forms part of a mews and is attached to properties either side.

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

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared private system

**Heating:** LPG

(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 E

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

**Our Ref:** JGA/30062026

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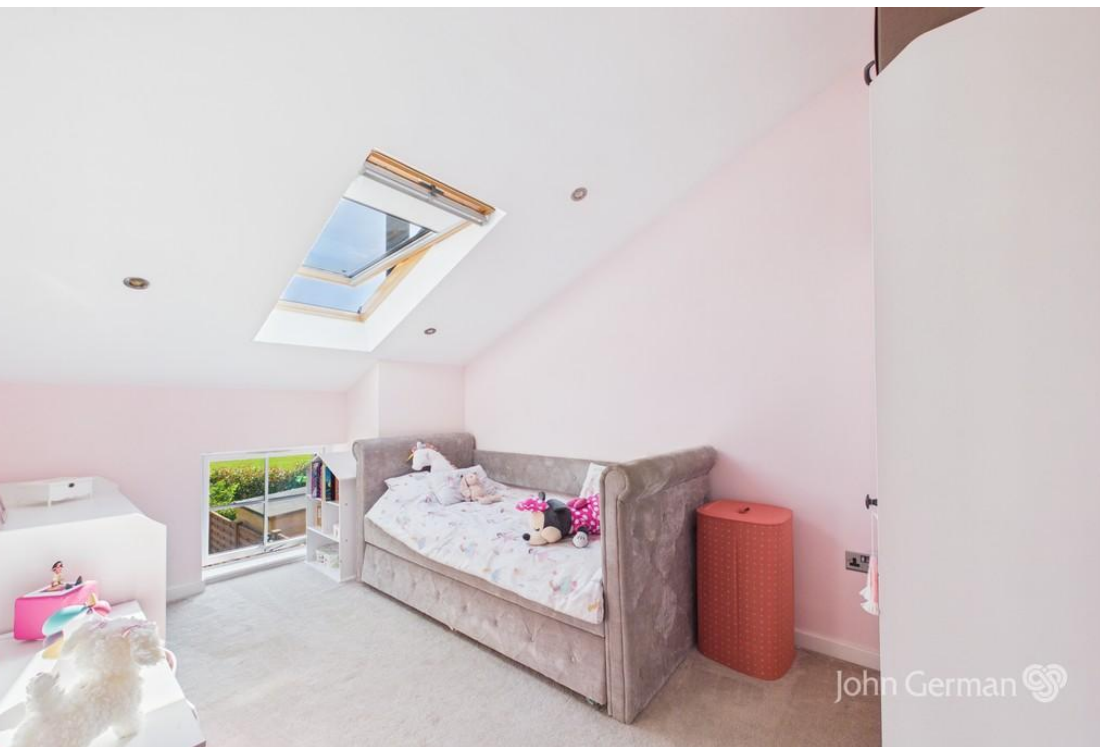
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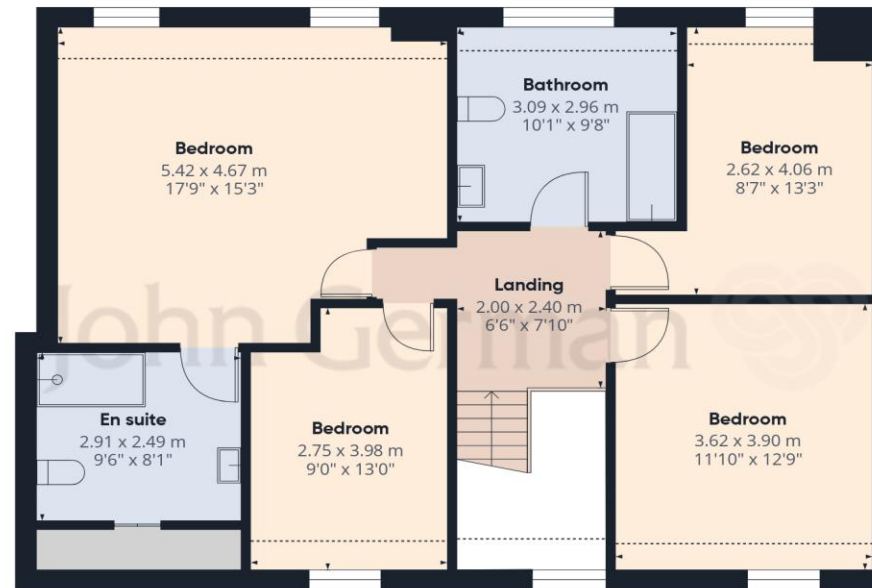








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

190.6 m<sup>2</sup>

2052 ft<sup>2</sup>

**Reduced headroom**

6.9 m<sup>2</sup>

74 ft<sup>2</sup>

(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		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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