Chartwell

The Green, Brocton, Stafford, ST17 0TP

John German







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Offers Over £800,000

Chartwell is an impressive five-bedroom detached family home nestled in the heart of Brocton, one of Staffordshire's most sought-after villages, offered to the market with no onward chain.

Chartwell is an impressive five-bedroom detached family home occupying a delightful central position overlooking the village green in Brocton, undoubtedly one of the most sought-after villages in Staffordshire. The property falls within the catchment area of Ofsted Outstanding rated schools. It is nestled against Cannock Chase, an area of outstanding natural beauty and a fantastic place to walk, cycle or jog. Junction 13 of the M6 is approximately 10 minutes' drive away and provides direct access into the national motorway network and the M6 toll and Stafford town centre has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately one hour 20 minutes.

Internally the home offers over 1,900 square feet of generous accommodation over two floors with the addition of a double garage, and sits proudly in the heart of the village.

The home comprises of a welcoming entrance hallway with carpeted stairs and flooring leading to the first-floor landing and doors to the storage cupboard, guest cloakroom, study/family room, kitchen and double doors into the living room.

The spacious living room has both wall and ceiling light points, carpeted flooring, window to the front aspect, fireplace, internal door into the dining room, and French doors opening into the conservatory.

The formal dining room is a versatile second reception room with carpeted flooring, window to the rear aspect, ceiling light point, serving hatch and door into the kitchen.

The third reception room is again a versatile space, ideal as a snug, children's playroom or even office.

The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset sink and drainer, along with space for various kitchen appliances. A door leads into the utility room which has a door out to the side garden and a door into the ever-handy boot room which also has a door to the side garden.

Upstairs, there are five well proportioned double bedrooms with the larger two benefiting from fitted wardrobes and the master bedroom also benefitting from its own en-suite shower room. The family bathroom comprises of a white panelled bath with shower head attachment, low level WC, wash hand basin, mirrored bathroom cabinet and spotlights to the ceiling.

Outside, Chartwell sits proudly off the road with a large driveway providing ample off-road parking for four/five vehicles and an attractive lawned front garden. To the rear of the home is an extensive garden laid mainly to lawn, with a patio seating area and a variety of plants, trees and shrubs.

Agents notes: Probate has been granted.
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 & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16102026

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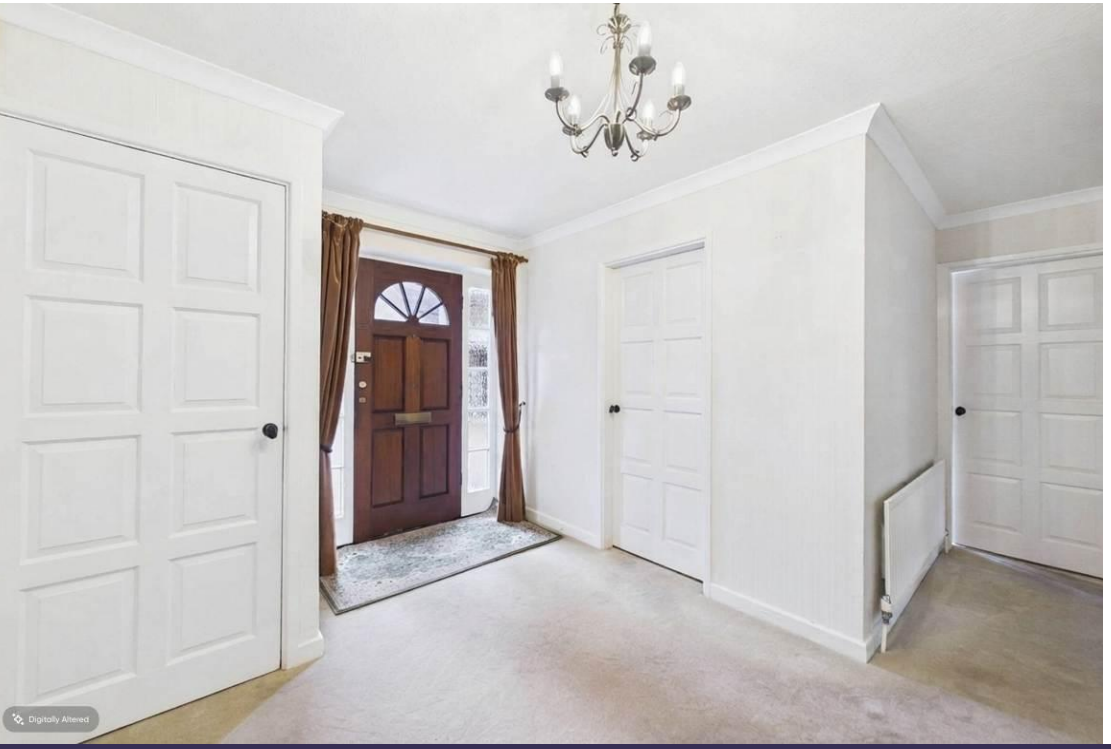

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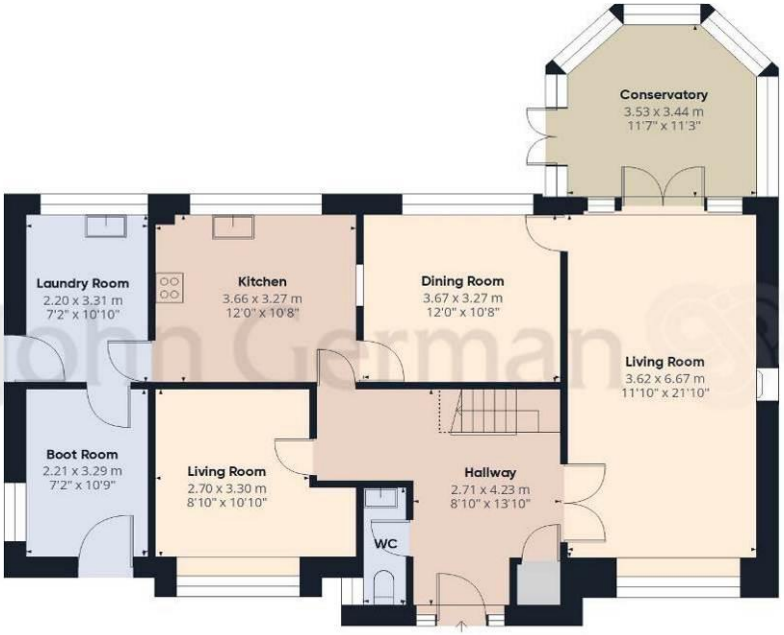

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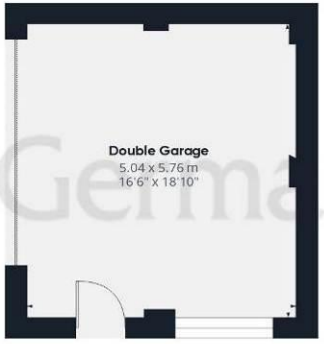

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

206.9 m²

2227 ft²

Reduced headroom

1.1 m²

12 ft²

(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.

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Agents' Notes

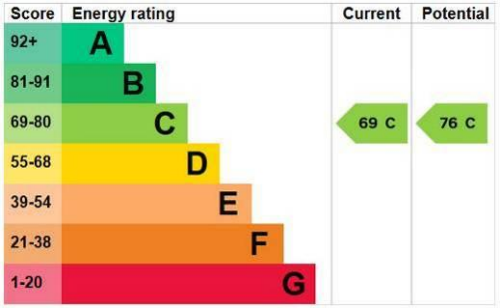
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