

Junes Cottage

Stowe Lane, Hixon, Stafford, ST18 0NB

John 
German





Junes Cottage

Stowe Lane, Hixon, Stafford, ST18 0NB

Offers over £565,000

June's
Cottage

Junes Cottage is a superbly appointed detached family home nestled within the ever-popular village of Hixon.

John German

Welcome to Junes Cottage, an exceptional 3/4-bedroom home that beautifully combines traditional craftsmanship with contemporary family living. Situated in the heart of the sought-after village of Hixon, this elegant property offers an abundance of natural light, thoughtfully proportioned rooms and a warm, refined atmosphere throughout.

An impressive oak-framed porch opens into a welcoming entrance hall, where a beautifully crafted oak staircase rises to the first-floor landing. Underfloor heating runs throughout the ground floor, complemented by oak internal doors that add warmth and quality to every room.

At the heart of the home is the stunning country-style breakfast kitchen, beautifully appointed with shaker cabinetry, solid oak worktops, elegant wall panelling and a range of integrated appliances. Designed equally for relaxed family life and entertaining, the space comfortably accommodates a full farmhouse dining table. The adjoining utility room provides excellent additional workspace and storage, with convenient access to both the garden and garage.

The generous living room is a wonderfully bright and tranquil space, featuring a striking walk-in bay window overlooking the garden and wide French doors opening directly onto the patio, seamlessly connecting indoor and outdoor living.

The first floor is centred around a spacious oak-floored galleried landing, with attractive vaulted ceilings throughout the upstairs rooms adding both character and architectural interest.

The principal bedroom is an impressive retreat, a spacious vaulted room complete with an appointed en-suite shower room, walk-in wardrobe and additional bespoke oak fitted wardrobes. Three further well-proportioned double bedrooms are served by a beautifully finished family bathroom featuring a bath with shower attachment, WC, wash hand basin and chrome heated towel rail.

Outside, the property enjoys a truly exceptional private rear garden, beautifully enclosed by warm brick walling and thoughtfully landscaped with mature trees, beech hedging, established borders, shrubs and seasonal planting. A large stone patio adjoins the house, creating an ideal setting for outdoor dining and entertaining, while the expansive lawn, pergola and timber garden shed complete this peaceful and highly private outdoor space.

Village Life

Hixon is a thriving Staffordshire village known for its strong sense of community and picturesque village green. Residents enjoy a range of local amenities including:

- Two nearby pubs, The Bank House and The Cock Inn, both serving food
- Two village stores with Post Office
- Hairdresser and local amenities
- Village hall hosting a variety of clubs and community societies
- Playgrounds with access to community cricket nets, football pitches and table tennis facilities
- Playing fields and recreational green spaces
- St Peter's Church and Baptist Church
- Well-regarded St Peter's CofE Primary School

The village is ideally positioned for commuters, with Junctions 13 and 14 of the M6 providing access to the national motorway network and M6 Toll. Stafford and the Cathedral City of Lichfield are both within easy reach, offering excellent shopping, dining and leisure facilities. Regular rail services from Stafford provide direct connections to London and other major cities.

Rarely does a property of this character, quality and setting come to the market in Hixon. Junes Cottage offers an exceptional opportunity to enjoy stylish countryside living within a vibrant and well-connected village community.

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

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

Property construction: Standard

Parking: Drive & 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052026

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.



June's
Cottage











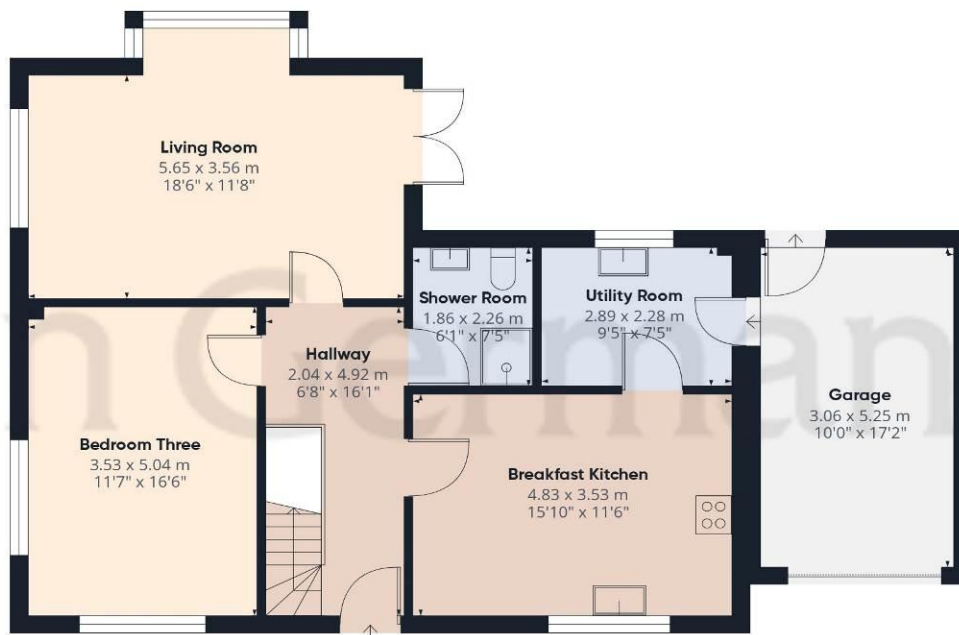




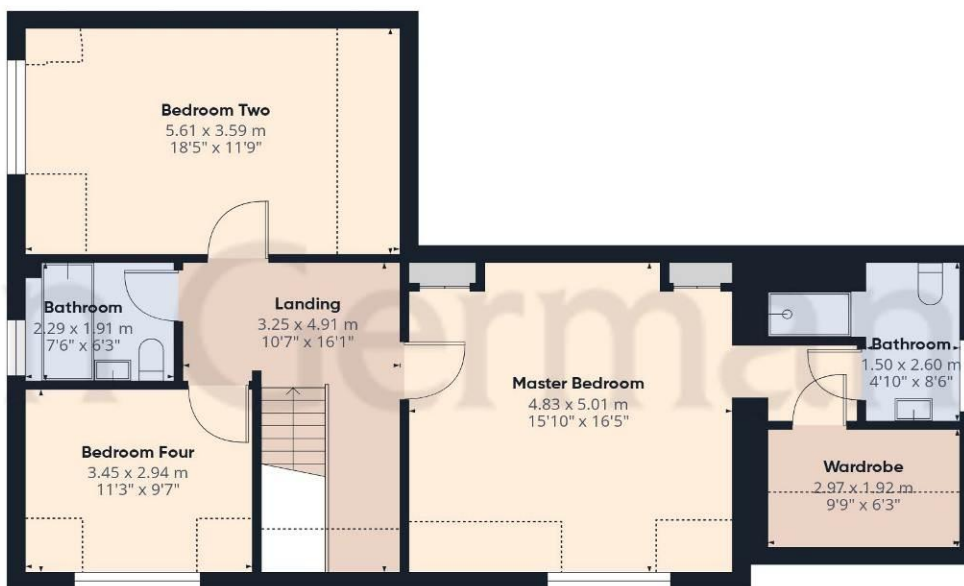




John German



Ground Floor



Floor 1



Approximate total area⁽¹⁾

175.1 m²

1882 ft²

Reduced headroom

12.1 m²

130 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.

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		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	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







June's
Cottage

Welcome

