

Bury Ring

Haughton, Stafford, ST18 9DH

John
German





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£949,750

A truly outstanding and highly individual split level detached house which occupies the most beautiful and extensive plot with wonderful gardens extending to approx. 0.85 of acre, enjoying stunning views beyond Stafford Castle. Set in a semi rural location yet so convenient for the town centre & intercity railway station.

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The detailed accommodation comprises; A glazed entrance door with full height side window opens into the reception hall that provides a wonderful introduction to this absolutely stunning property. Eyes are immediately drawn ahead to the magnificent views beyond the glazed section of the garden room.

A guest cloakroom leads off having a wash basin and WC set into a contemporary unit with integrated cupboards.

The garden room with sitting and dining areas has a part vaulted ceiling with part glazed roof and full height windows enjoying stunning views.

A separate formal dining room is semi open plan to the superbly appointed kitchen which has an extensive range of units with contrasting granite work surfaces and drainer to a one and a half bowl inset sink. An island also has a granite work surface that incorporates a breakfast bar, additional cupboards and a hob with an extractor canopy above. Other appliances include a split level double oven, dishwasher and wine cooler. There is space and provision for a fridge freezer (not included in the sale). In addition there is a cloak cupboard and a boiler room.

A spacious utility room has an extensive range of cupboards with granite work surfaces and drainer to a recessed sink, space and provision for domestic appliances, a tiled floor and front and rear outer doors.

A lower level ground floor has a delightful lounge with full height windows to the garden and French style side doors opening to the terrace and garden beyond.

An excellent study has a bespoke range of fitted office furniture.

On the first floor the master bedroom suite again enjoys some splendid views from its full height side windows that have fitted shutters. There are two built in wardrobes and a beautifully appointed en suite which has an integrated unit extending to two walls incorporating two wash basins, Corian tops, cupboards and also incorporating a bidet and WC. A walk in shower has both waterfall and conventional heads, a chrome vertical towel radiator and a tiled floor.

A further bedroom has dual aspect windows and built in wardrobes.

The first floor upper level landing area has a velux roof light leading to a double bedroom with a front facing window, a walk in wardrobe and its own en suite with a spacious shower, wash basin and WC set into a modern unit with cupboards and a Corian top plus a vertical radiator. A further double bedroom has wonderful panoramic views, a built in wardrobe and also the benefit of an en suite with shower, wash basin, WC and a walk in cupboard.

The luxuriously appointed family bathroom has a roll top freestanding bath with traditional chrome mixer taps and shower, WC, bidet and wash basin set into an integrated unit with cupboards. Superb contrasting wall and floor tiling.

From the lower level there is restricted access to a spacious cellar area, currently used as a home gym.

Outside - Impressive double wrought iron remote controlled gates lead to a long drive capable of parking numerous vehicles that gives access to the double garage and home office. Immaculate gardens lie to both sides, to the one side is a seduced vegetable garden and working area with greenhouse whilst to the other side is an extensive and mainly lawned garden extending to the rear and side of the house. The gardens have a stunning array of beautifully maintained beds, borders and established trees. An excellent and very spacious pergola has a paved terrace, also incorporating a barbecue. The views from the garden are quite simply stunning and extend way beyond Stafford Castle. There are paved terraced areas to the front and side along with a slightly elevated spacious sun terrace which features a rockery, waterfall, stocked with herbaceous plants.

The house whilst enjoying a truly enviable location is also exceptionally convenient for the county town centre of Stafford and its intercity railway station that has regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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: Traditional

Parking: Drive and double garage

Electricity supply:

Water supply:

Sewerage:

Heating:

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

Broadband type: TBC - 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/23042026

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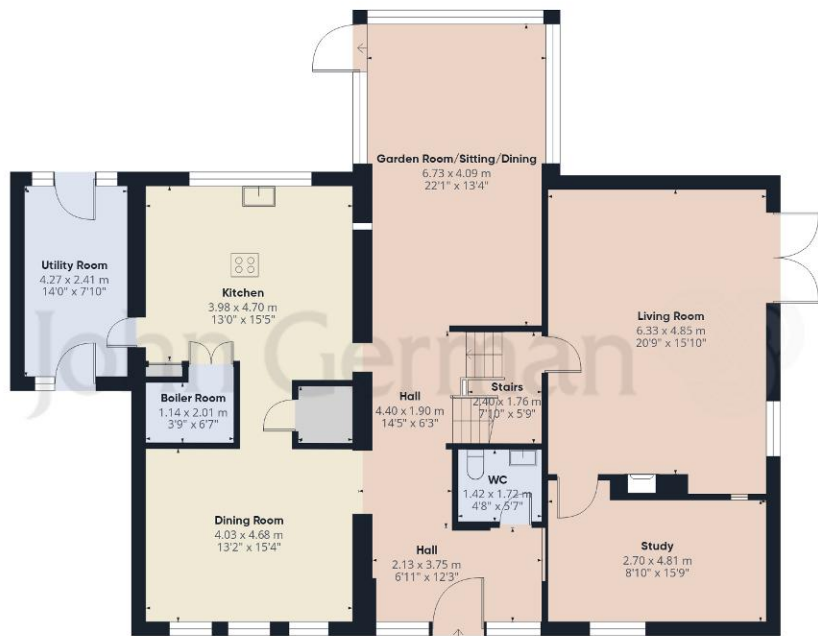
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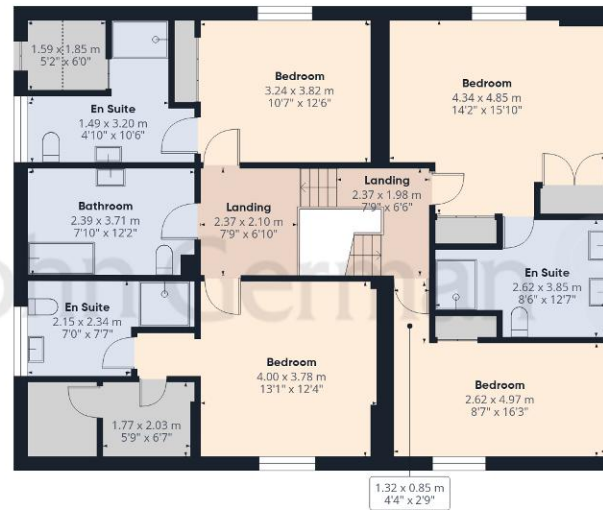
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

316.2 m²

3405 ft²

Reduced headroom

1.8 m²

20 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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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		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



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