

Andrew Grant
PRESTIGE & COUNTRY



53 Pool Lane

Brocton, ST17 0TY



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5 Bedrooms 2 Bathrooms 2 Reception Rooms

“A spacious five bedroom family home in Brocton, offering versatile living, mature gardens, excellent parking and a sought-after location near Cannock Chase....”

Scott Richardson Brown CEO

- Generous five bedroom detached family home with flexible accommodation and available with no onward chain.
- Two well-proportioned reception rooms and a light-filled conservatory.
- Principal bedroom with en suite plus additional family bathroom.
- Excellent range of bedrooms, ideal for family life or home working.
- Private landscaped gardens with terrace, lawn and summerhouse overlooking fields.
- Wide block-paved driveway and integral double garage providing ample parking.
- Peaceful village location within walking distance of Cannock Chase Country Park.



2213 sq ft (205.5 sq m)



The kitchen

The kitchen is designed to make the most of its outlook, with a wide window drawing in natural light and giving views across the garden. The layout provides plenty of worktop space together with fitted storage, ensuring the room is well suited for everyday use. A fitted breakfast bar adds an informal dining option, while a door leads through to the dining room, creating a natural connection for family meals and entertaining.



The dining room

The dining room provides an inviting setting for both everyday meals and more formal gatherings. Large sliding doors look out across the garden, drawing in natural light and enhancing the sense of space. Double doors connect through to the reception room, allowing the two areas to be opened together when entertaining.





The living room

The living room is a generously sized space designed for comfort and family life. A wide picture window frames views over the rear garden, filling the room with natural light and creating a pleasant connection with the outdoors. The focal point is a fireplace set against a stone hearth, adding character and the potential for a warm central feature. Double doors lead through to the dining room, allowing the two areas to be used together when entertaining.





The conservatory

The conservatory offers a bright and versatile space that brings the garden into the home. Surrounded by windows and with doors opening directly onto the lawn, it provides a pleasant setting to enjoy the outlook in all seasons. Positioned to take advantage of the rear aspect, this is a relaxing retreat that connects naturally with the outdoor space.





The cloakroom and utility

The ground floor includes a useful cloakroom with WC and wash basin, conveniently positioned off the hallway for guests and everyday use. Adjoining the kitchen, the utility room provides additional worktop space and storage, with plumbing for appliances and a sink set beneath a wide window that overlooks the garden. A door from here leads directly into the conservatory and onwards to the garden, making this a practical area for household tasks and outdoor access.





The entrance hall

The hallway provides a bright and welcoming entrance to the home, setting the tone for the accommodation beyond. The open staircase creates a focal point and leads to the first floor, while doors open to the principal reception rooms and kitchen. A window draws in natural light, complementing the sense of space, and the layout allows for ease of movement between rooms. There is also access to a cloakroom, adding convenience for family and guests.





The primary bedroom

The principal bedroom is a spacious retreat that benefits from a large window overlooking the front garden and trees beyond, creating a restful atmosphere. Well-proportioned and thoughtfully arranged, the room provides ample space for furnishings and includes fitted wardrobes and dressing units to maximise storage. An en suite bathroom is accessed directly from the bedroom, offering privacy and convenience.





The primary en suite

The principal en suite is fitted with a modern suite that includes a corner shower enclosure, wash basin with storage beneath, and WC. A heated towel rail adds comfort, while fitted cabinetry offers useful space for everyday essentials. The room is finished with tiled walls and flooring, complemented by a frosted window that provides privacy while allowing natural light to filter through.



The second bedroom

The second bedroom is a well-proportioned double with a wide window framing views across the rear garden and fields beyond, giving the room a bright and open feel. Built-in wardrobes and a fitted dressing unit provide excellent storage and practical space for daily use. The layout easily accommodates a double bed with additional furnishings, making this a versatile room that would suit family or guests.





The third bedroom

The third bedroom is another comfortable double, enjoying a front aspect that captures attractive views. The window allows natural light to fill the space, enhancing the sense of brightness and calm. Well proportioned, the room accommodates a variety of layouts, making it suitable as a family bedroom, guest room or home office if required.



The fourth bedroom

The fourth bedroom is a versatile space that can be adapted to suit a variety of needs. A wide window brings in natural light, while the neutral décor makes it easy to personalise. Currently arranged as a study, it offers built-in shelving and access to extensive eaves storage, enhancing the practicality of the space.



The fifth bedroom

The fifth bedroom is a bright and practical room offering valuable flexibility. A large window frames leafy outlooks and fills the space with natural light, creating a pleasant environment. Its proportions are well-suited for use as a comfortable bedroom or as a dedicated office for those working from home.



The family bathroom

The bathroom is designed with practicality and comfort in mind, featuring a fitted suite comprising a panelled bath, wash basin set within storage cabinetry and a WC. The tiled walls and flooring create a clean and functional finish, while the frosted window allows for natural light with privacy. Brass fittings add a touch of character to the space, and a heated towel rail ensures warmth and convenience.



The gardens

The gardens complement the home beautifully, providing both privacy and charm. To the front, a generous driveway is framed by a lawn with mature shrubs and trees, creating an inviting first impression and offering ample space for parking. At the rear, the garden opens to a wide expanse of lawn bordered by well-established hedges and colourful planting, ensuring a sense of seclusion and greenery throughout the seasons.



A large paved terrace is perfectly positioned for outdoor dining and entertaining, while a pathway leads through further garden areas filled with interest. A summerhouse sits to one side, adding versatility for hobbies or quiet retreat. Beyond the planting, there are delightful views across open countryside, enhancing the sense of space and rural tranquillity.



The driveway

The property is approached via a wide block-paved driveway that immediately conveys a sense of space and practicality. Framed by established lawns and mature planting, the approach is both attractive and highly functional. The driveway provides generous parking for several vehicles, ensuring convenience for family life as well as visiting guests. Its design allows for easy manoeuvring, with a direct lead to the integral double garage, which offers secure parking or additional storage options if required.

Location

53 Pool Lane sits in the picturesque village of Brocton, around four miles to the south-east of Stafford and nestled on the edge of Cannock Chase, known as the “Gateway to Cannock Chase” and designated as an Area of Outstanding Natural Beauty.

Though tranquil and semi-rural in character, Brocton is well served with local amenities. A post office serves day-to-day needs, and Brocton Hall Golf Club lies nearby, offering an 18-hole parkland course, clubhouse, restaurant and social facilities.

Families will appreciate a good range of schooling options close by: All Saints CofE Primary School in Bednall is about 0.9 miles away, while Walton High School (for secondary education) is approximately 1.7 miles distant. School transport services also run through Brocton, including a dedicated school bus stop at the village post office.

In terms of transport, the location offers easy access to Stafford’s rail station (around 4 miles away), connecting to regional and national routes.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band G



Pool Lane, Brocton, Stafford, ST17

Approximate Area = 1812 sq ft / 138.3 sq m

Limited Use Area(s) = 148 sq ft / 13.7 sq m

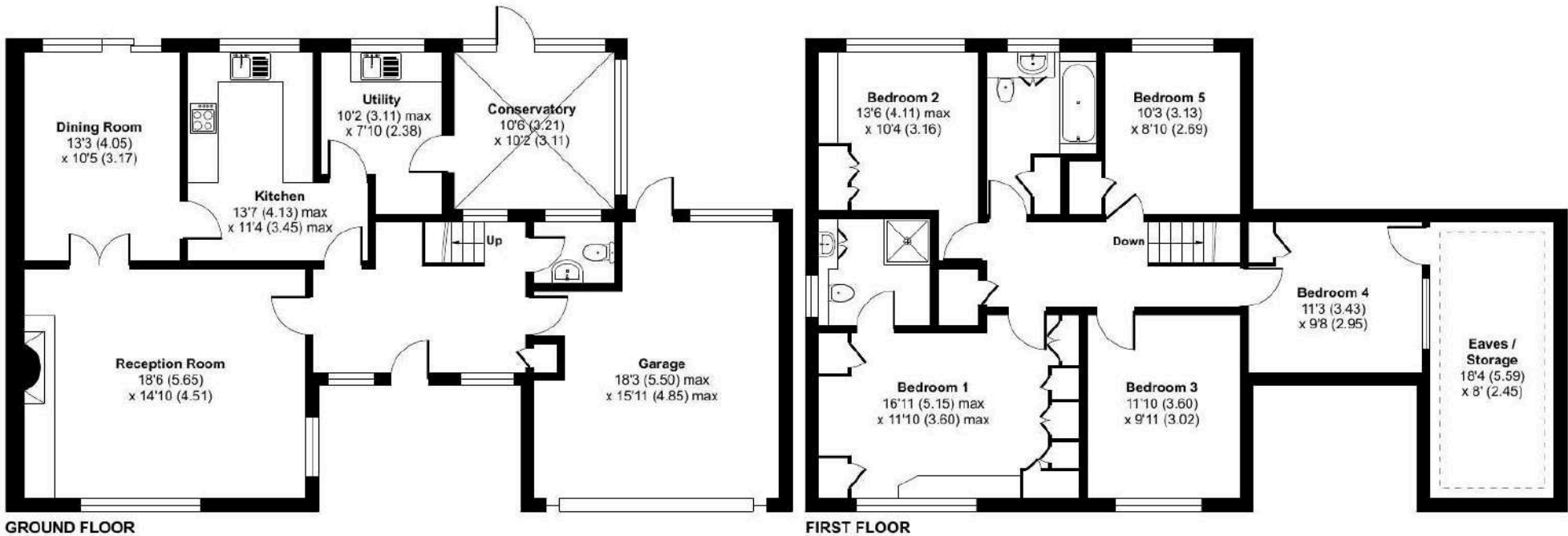
Garage = 253 sq ft / 23.5 sq m

Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale

Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1355981



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