

The Village

Walton On The Hill, Stafford, ST17 0LQ

John 
German





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£635,000

Handsome traditional home providing deceptively spacious & immaculately maintained family sized accommodation, occupying a fabulous plot extending to approx 0.17 acre in total with a long southerly facing rear garden, situated on the highly regarded & aspirational road within the sought-after area.



John Gerran 

Internal inspection of this hugely appealing, traditional home is imperative to appreciate the excellently proportioned and impeccably maintained accommodation, sympathetically extended to provide a fabulous balanced, versatile ground floor space with the five spacious bedrooms and two bath/shower rooms, retaining its original character combined with modern living. In true turnkey condition providing a blank canvas to move straight in and then personalise to make the house your own home. Occupying a fabulous plot also ideal for families young and old, with a long southerly facing garden suitable for playing or relaxing, with ample off-road parking at the front and a detached tandem garage.

Situated on one of the highest regarded and aspirational locations within the Stafford area, offering a wonderful sense of community and neighbourliness within close proximity of the local amenities including the well-respected Walton High School, and also on the doorstep of the surrounding countryside including Milford Common and Cannock Chase. The town centre and all the facilities on offer are also within easy reach, including the High Street and independent shops, public houses and restaurants, coffee houses and bars, The Gatehouse Theatre, leisure centre and gyms, and the mainline train station providing direct access to London.

Accommodation

An enclosed arched porch has an original timber and part leaded and stained glazed door with matching side panels opening to the welcoming reception hall, providing a lovely introduction and immediate impression of the standard to the home, with feature timber flooring and a hardwood staircase rising to the first floor, and doors leading to the spacious ground floor accommodation and the fitted downstairs WC, which has a modern white suite with half height complementary tiling.

The comfortably sized sitting room provides a lovely space to rest and relax, having a wide bow window to the front enjoying a pleasant outlook and a focal chimney breast with a coal effect gas fire, feature surround and fitted dresser units either side.

The spacious living/dining room provides ample space to arrange your furniture to best suite your household's needs, and the potential to use as a family/play area and lounge rather than for formal dining - the choice is yours. Having a focal chimney breast with a coal effect gas fire and feature marble surround and an original stained leaded window to the side, and at the end of the room wide uPVC double glazed sliding patio doors enjoying a view over the garden and direct access to the patio.

The well-proportioned dining kitchen has doors to both the hallway and the living/dining room, providing an excellent flow for daily family life or when entertaining. Having an extensive range of shaker style base and eye level units with fitted worksurfaces and an inset sink unit set below one of the two side facing windows, space for an electric cooker with an extractor over, plumbing for both a dishwasher and washing machine, additional appliance space and a quarry tiled floor in the dining area. Further natural light comes from the rear facing window and the uPVC part double glazed door providing direct access to the patio and garden.

The pleasant first floor landing has a side facing window providing light and access to the boarded loft via a fitted pull-down ladder. Doors lead to the five good sized bedrooms, four of which can easily accommodate a double bed and also benefit from either fitted or built-in wardrobes. The front facing rooms enjoy a delightful outlook over the area including St Thomas Church's spire. The rear facing master bedroom overlooks the southerly facing garden and has the advantage of a superior ensuite shower room, with a white modern suite and complementary tiling incorporating his and hers wash hand basins and a walk-in cubicle with an electric shower over.

Completing the accommodation is the superior family bathroom, also having a white modern suite with fully tiled walls incorporating a panelled bath with a fitted mixer shower and glazed screen above.

Outside

To the rear, a paved and block paved patio provides a lovely seating and al fresco dining area enjoying a degree of privacy, leading to the long southerly facing garden which is predominantly laid to lawn with well stocked beds and established hedges to three sides, with a further paved seating area ideal for entertaining friends and space for a shed.

To the front is a garden also mainly to lawn with a rockery border containing a variety of shrubs and plants. A tarmac driveway provides off road parking for several vehicles, extending to the side of the home to the detached tandem garage which has an up and over door, power and a personnel door to the garden. The total plot size is approximately 0.17 acre.

Agents notes: The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

What3words: [///tonic.kitchen.classmate](https://www.tonic.kitchen.classmate)

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 F

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

Our Ref: JGA/07092026

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.





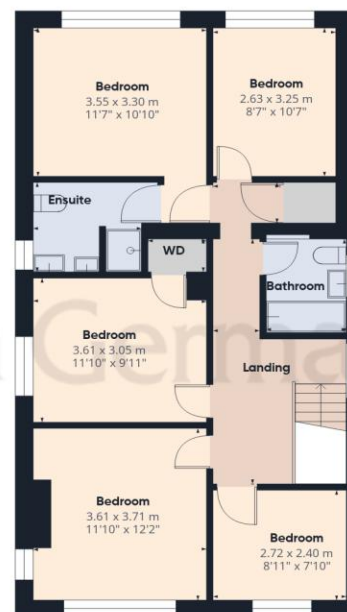








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

172.9 m²

1860 ft²

(1) Excluding balconies and terraces

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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
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JohnGerman.co.uk Sales and Lettings Agent



