

Tixall Court

Tixall, Stafford, ST18 0XN

John 
German





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£495,000

NO UPWARD CHAIN

This most attractive mews barn conversion has been refurbished to such a high and stylish standard. A wonderful combination of traditional and contemporary features including oak stripped floor to ground floor, modern oak doors and contemporary style radiators throughout.



The particularly well proportioned dining hall provides a most welcome introduction to this fabulous home. Beautiful full height arched windows with a central matching door overlook and lead out to the garden. Stairs rise to the first floor gallery landing with a useful under stairs cupboard and there is a cloakroom which is superbly presented with a stone wash basin standing on a granite surface with integrated cupboard beneath, WC and exquisite splashback tiling.

Double doors lead to the elegant lounge which is dual aspect and again features large arched full height windows and a central door to the terrace and garden.

The stylish dining kitchen has an extensive range of dusk blue wooden units and drawers with contrasting granite work surfaces and drainer adjacent to the twin Belfast style recessed sink. A recess houses the Rangemaster oven with a concealed extractor canopy above. There is an integrated fridge, dishwasher and bin. To the centre of the room is an excellent sized island incorporating matching units and worktops including a dining bar. Off the kitchen, there is a door to the utility room which is appointed to the same high standard with granite work surfaces, units, a Belfast style sink, integrated washing machine and integrated tumble dryer.

The splendid first floor gallery landing has a feature wall covering to one wall and off which leads four double bedrooms, all of which have part vaulted ceilings and exposed beams. The principal bedroom is en suite, having a spacious shower with both conventional and waterfall heads plus drying area, a modern oval wash basin and external chrome mixer tap on a worktop, WC and contrasting tiling.

The very tastefully appointed family bathroom has a freestanding claw foot bath with external chrome mixer tap and shower attachment, a separate spacious walk in shower unit with both waterfall and conventional heads plus drying area, WC, and an oval wash basin with chrome external mixer tap on a granite surface with a cupboard and drawer beneath.

Outside, the property has a charming, immaculately presented landscaped garden which is approached via a wisteria covered arch, and features a central staggered stepped path with lawned areas either side and raised, abundantly stocked borders, plus two delightful sitting areas, one of which is Indian stone, the other having ornamental stones with a pergola above. There is a parking space and access to the double tandem garage which is a block of garages.

Tixall is a truly lovely village within a conservation area, within easy access for the National Trust Shugborough Estate, Cannock Chase, local facilities at Great Haywood including an excellent farm shop. The county town of Stafford has a mainline intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes:

The property is Grade II Listed and within a conservation area.

Access is via a shared drive.

There is a management charge to Tixall Court Management which is currently £700 per annum.

There is no mains gas or mains drainage.

The property is registered under three Land Registry Titles – SF493105 which relates to the property garage.

SF494589 relates to the management company. SF552010 relates to Profit A prendre which refers to sporting rights. Copies of the documents are available upon request.

The Titles refer to rights, easements and covenants.

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: Parking space & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared private system

Heating: LPG central heating

(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

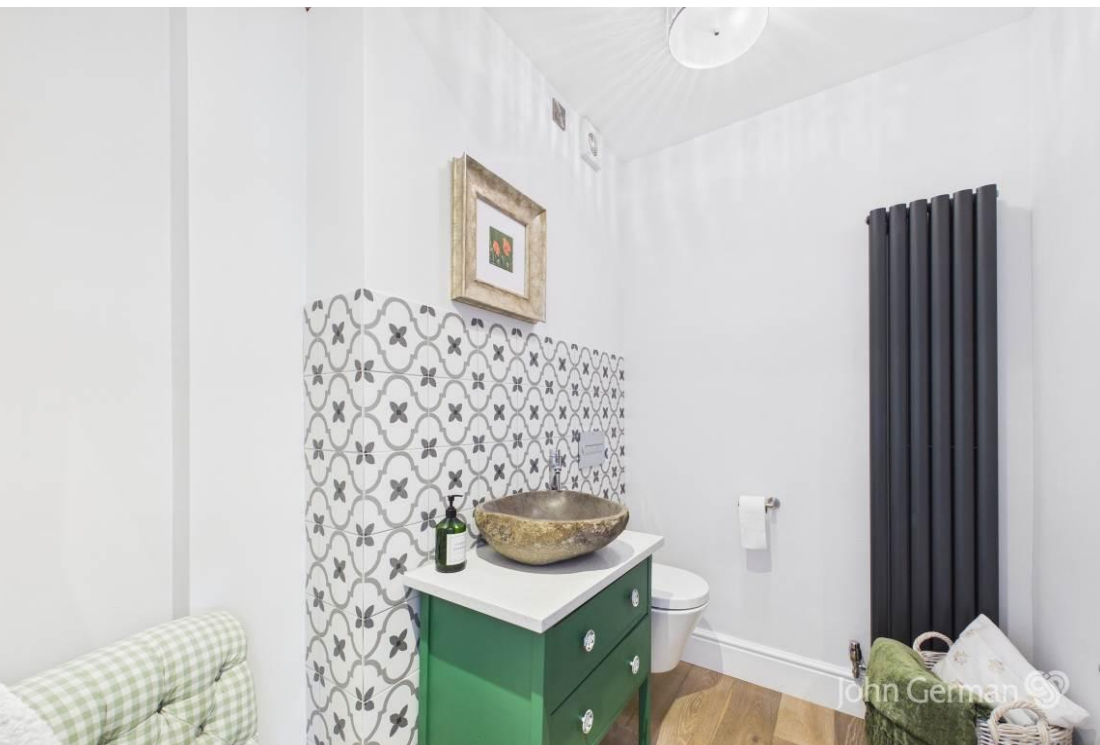
Our Ref: JGA/08062026

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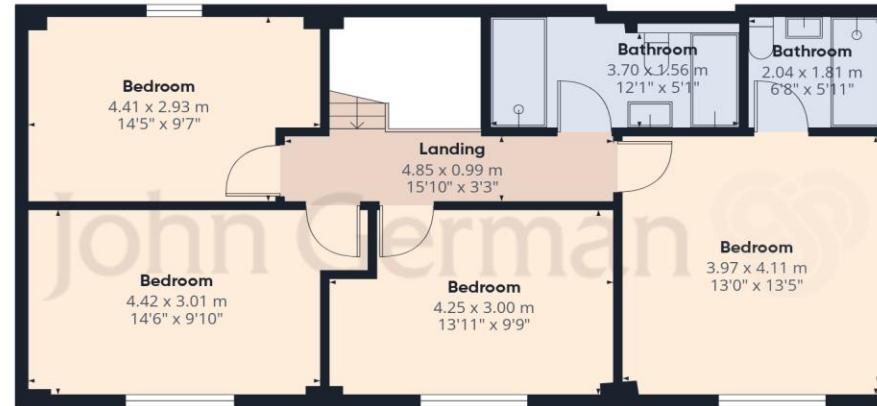




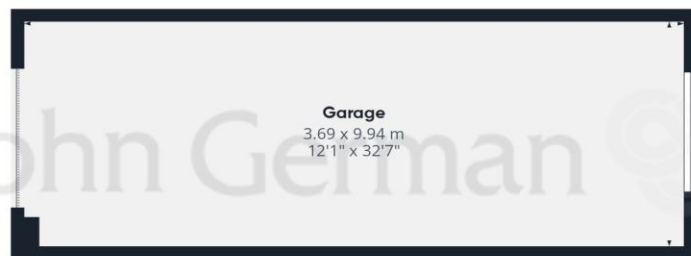




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

177.1 m²

1907 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

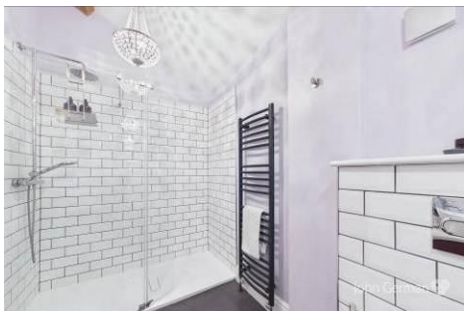
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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