

Cleeve

Main Road, Little Haywood, Stafford, ST18 0TR

John
German





A photograph of a garden with a wooden pergola, wicker furniture, and a dining set in the background.

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£525,000

A truly outstanding detached dormer bungalow which offers beautifully presented and flexibly arranged accommodation. Occupying a lovely plot with delightful front and rear gardens, with the rear garden backing directly onto fields.

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The accommodation begins with a welcoming reception hall, featuring a useful cloaks cupboard and stairs rising to the first floor. The delightful dual-aspect lounge benefits from a cast log burner, creating a cosy and inviting atmosphere, whilst a charming separate sitting room, which could alternatively serve as a fourth bedroom, offers a range of built-in cupboards.

A particular highlight is the superb extended dining kitchen, fitted with an attractive range of units complemented by wooden worktops and a substantial central island incorporating a recessed sink. Further cabinetry features contrasting coloured door fronts, whilst a tiled recess provides space for a range-style oven. The tiled flooring continues into the impressive dining area, which enjoys an abundance of natural light from a lantern rooflight and features bi-folding doors opening directly onto the rear terrace and garden, creating an excellent space for entertaining and everyday family living.

A separate utility room provides additional storage cupboards, a sink and drainer, together with space for a washing machine.

The impressive principal bedroom is a generous double room, featuring fitted wardrobes and bi-folding doors opening onto the terrace. This is complemented by a stylish shower room, incorporating a shower, wash basin and WC set within an integrated vanity unit with useful storage, contrasting tiling and an attractive feature wall covering.

To the first floor, the landing leads to two further lovely double bedrooms, both enjoying pleasant views across the surrounding farmland. A separate shower room completes the accommodation, fitted with an electric shower, wash basin with integrated cupboard beneath and WC.

Outside

The property is approached via a shared private lane, leading to its own particularly spacious and impressive driveway, providing parking for numerous vehicles. A central circular lawn, edged with brickwork and complemented by established borders, creates an attractive approach to the property. A detached garage provides further storage or parking potential.

To the rear, the lovely garden offers a wonderful degree of outdoor enjoyment, featuring a spacious gravelled terrace, pergola and lawn, all backing directly onto open fields. A garden store provides additional practical storage, whilst the peaceful outlook creates an appealing backdrop for relaxing and entertaining outdoors.

Location

Situated in the desirable village of Little Haywood, the property benefits from a semi-rural setting whilst remaining within convenient reach of local amenities. Together with the neighbouring villages of Colwich and Great Haywood, the area offers a range of facilities, including schools, welcoming country pubs, a health surgery and a local shop.

The National Trust's magnificent Shugborough Estate is within pleasant walking distance, providing beautiful parkland and countryside to explore, whilst the extensive woodland and outdoor pursuits of Cannock Chase are also close at hand.

For commuters, excellent rail services are available from both Stafford and Rugeley Trent Valley, providing convenient connections to a range of destinations.

Combining spacious and versatile accommodation, an impressive contemporary dining kitchen, attractive gardens and a picturesque outlook across open farmland, this delightful property offers a wonderful opportunity to enjoy comfortable village living in a sought-after Staffordshire setting.

Agents notes

The property is situated off an unadopted and shared lane with the residents being responsible for repairs and maintenance.

The Land Registry refers to easements and covenants and a copy of which is available upon request.

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

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

Property construction: Standard

Parking: Drive

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/19102026

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.





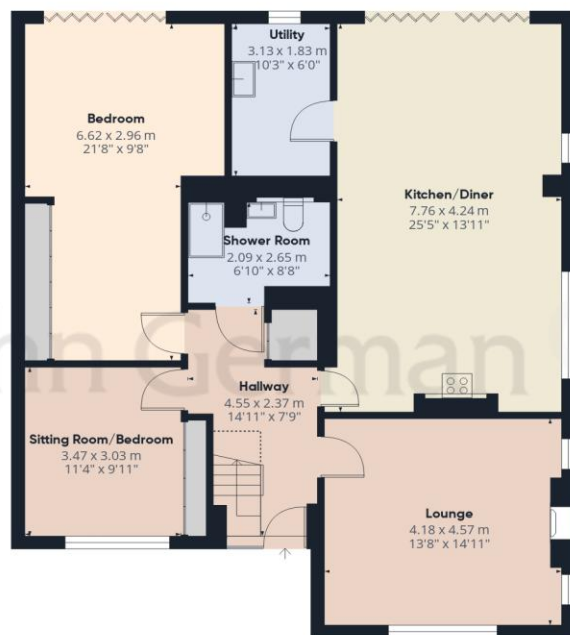
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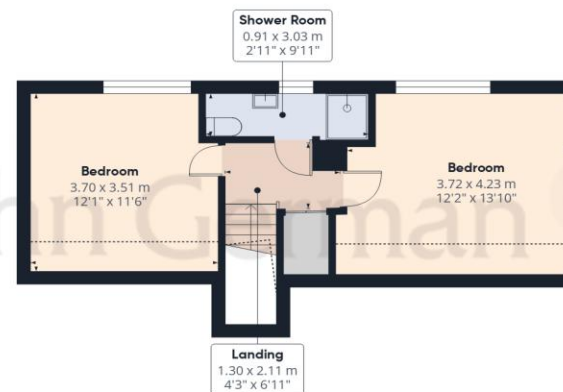


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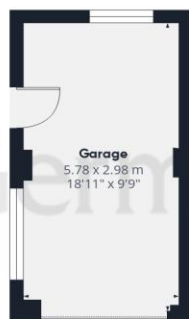




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

159.1 m²

1714 ft²

Reduced headroom

5.9 m²

64 ft²

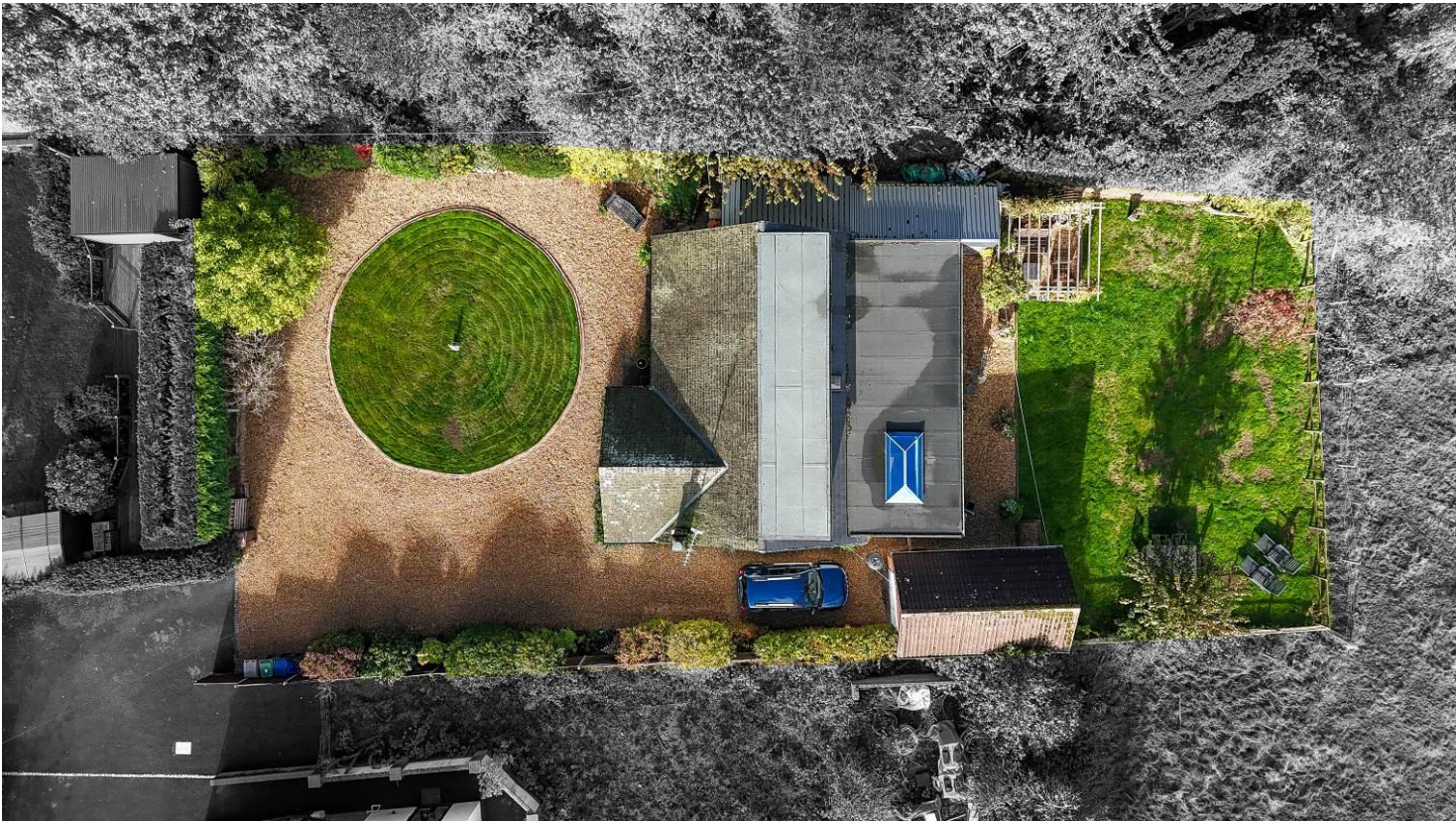
(1) Excluding balconies and terraces

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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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		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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