

Green Farm Meadows

Seighford, Stafford, ST18 9QN

John German



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Offers Over £550,000

An impressive five bedroom executive detached family home nestled within the ever-popular Staffordshire village of Seighford, offered to the market with no onward chain.

Seighford is a sought-after Staffordshire village with a country pub and church. It is within easy access of the county town of Stafford (less than 10 minutes drive) which has a railway station providing services to Manchester and Liverpool plus many to London Euston, some of which take only approx. one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. For local schooling this detached family home falls into the catchment area for Cooper Perry Primary School located in the village of Seighford itself, and for secondary education its Sir Graham Balfour High School located in the nearby county town of Stafford.

Internally the property comprises of an entrance door with double glazed inserts opening into the welcoming hallway featuring Italian porcelain tiled flooring with underfloor heating, spotlights to the ceiling, a useful storage cupboard, carpeted stairs rising to the first-floor and doors leading off to the further ground floor accommodation. There is also a useful internal door to the double garage. Double doors open into the dining room which has tiled porcelain flooring with underfloor heating, window to the front aspect, spotlights to the ceiling and an opening leading into the open plan kitchen/dining/living area. Spanning the full width of the house, this impressive space is fitted with a high-quality kitchen complete with a stylish range of matching wall and base units and complimentary Corian work surfaces, incorporating a range of integrated appliances and a Quooker boiling tap. There is a matching island unit which also forms a multi seat breakfast bar. The room offers a superb versatile layout with ample space for various dining and seating arrangements. A wood burning stove adds a cosy feel with a glass hearth and rustic brick effect surround, complimented by porcelain tiled flooring with under-floor heating, spotlights to the ceiling and two sets of bi-folding doors leading out to the rear garden.

Upstairs, on the first floor landing there are four generously sized double bedrooms, a large storage cupboard and an impressive family bathroom. The master bedroom befits from its own dressing area with fitted wardrobes and a luxury en-suite shower room. Stairs rise from the first floor landing to the second floor where you will find the very spacious bedroom spanning the full width of the top floor, with its own en-suite shower room. This versatile room offers a great deal of options from a large bedroom, office space or even games room. There are under eaves storage cupboards, spotlights to the ceiling, two radiators, two double glazed windows and two skylights.

Outside, the property is set back from the main village lane down a shared driveway which leads onto the block paved driveway for this property, having ample parking for four cars. To the rear of the home is a beautifully landscaped rear garden with a paved patio seating area, glass and chrome balustrade. There is ample provision for a large shed/storage facility.

Agents note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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 & double garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** LPG
(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

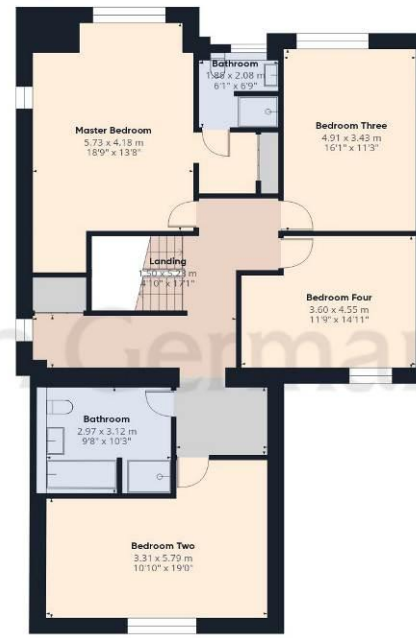
Our Ref: JGA/28042026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

283.4 m²

3051 ft²

Reduced headroom

2.5 m²

27 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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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.

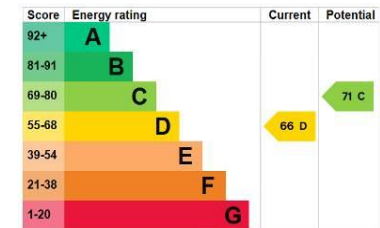
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

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.

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John German

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

01785 236600

stafford@johngerman.co.uk

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