



**Thyme Cottage, Shutt Green Lane
Brewood, Stafford, Staffordshire ST19 9LX**

Offers in the region of £375,000

Thyme Cottage is a stylish and immaculately presented three-bedroom property. Having been thoughtfully extended and comprehensively renovated by the current owners, it offers a superb "ready to move into" family home finished to a high standard throughout.

The accommodation is entered via a welcoming entrance porch, leading into a bright and spacious breakfast kitchen. From here, access is provided to a well-appointed shower room, dining room and a comfortable living room, creating a well-balanced and versatile ground floor layout. To the first floor are two double bedrooms, a modern family bathroom and a dressing room, which in turn provides staircase access to the loft conversion, forming an impressive principal bedroom.

Externally, the front of the cottage is particularly charming, featuring a split-level stone driveway providing off-road parking for several vehicles. To the rear is a private, south-facing garden.

The home is electrically heated, featuring an AGA cooker within the kitchen and Dimplex Quantum heaters serving the sitting room and all three bedrooms. Additional benefits include underfloor heating to the dining room, double glazing throughout, and an EPC rating of C.

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LOCATION

Positioned in an idyllic rural setting on the outskirts of Brewood, the property enjoys a peaceful location while remaining just a short drive from the village's shops, amenities and well-regarded schools, offering the perfect balance between countryside living and everyday convenience.

FRONT



Featuring a split-level stone driveway providing off-road parking for up to four vehicles and leading to the entrance porch, with external power points and a water supply.

PORCH

Featuring tiled flooring, a window to the front and a wooden door opening into the breakfast kitchen.

BREAKFAST KITCHEN

16'0" x 15'7" (4.89 x 4.77)



The heart of the home is this beautifully appointed fitted kitchen, complete with a classic AGA range cooker. With a window to the front and fitted with a range of stylish wall and base units, complemented by granite worktops and incorporating a ceramic sink with drainer. Floor-to-ceiling fitted units provide excellent storage and house integrated fridge and freezer appliances.

The kitchen further benefits from a well-designed central island featuring a granite worktop, integrated electric oven and hob, as well as convenient power points. There is also space and plumbing for white goods.

Doors lead through to the shower room, living room and an inner hall, which provides staircase access to the first floor. The kitchen flows seamlessly into the dining room via a wide opening, creating a sociable and open-plan feel.



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DINING ROOM

13'1" x 9'5" (4.01 x 2.89)



LIVING ROOM

16'0" x 9'3" (4.89 x 2.82)



Another stylish and light-filled room, finished with tiled flooring and sliding doors overlooking the rear aspect and opening onto the patio.

GROUND FLOOR SHOWER ROOM

5'9" x 5'5" (1.76 x 1.67)



Featuring carpeted flooring, a window to the front and sliding doors opening onto the rear patio, allowing for plenty of natural light.

A contemporary shower room fitted with a corner shower enclosure, concealed cistern WC, tiled flooring and part-tiled walls, complemented by a chrome heated towel rail and a vanity unit incorporating an inset hand wash basin and storage drawers, with a front-facing window.

INNER HALL

Featuring tiled flooring, a door providing access to the rear of the property and a staircase rising to the first floor.

LANDING

With carpeted flooring and doors leading to the family bathroom, two bedrooms and the dressing room.



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BEDROOM TWO

10'10" x 8'11" (3.32 x 2.73)



Finished with carpeted flooring and a rear-facing window with countryside views.

DRESSING ROOM



A dedicated dressing room, featuring carpeted flooring and a staircase leading to the principal bedroom.



FAMILY BATHROOM

7'8" x 5'9" (2.35 x 1.76)

BEDROOM THREE

10'10" x 7'0" (3.32 x 2.15)



Beautifully finished with tiled flooring and fully tiled walls, complemented by a chrome heated towel rail and a bath with a seamlessly integrated tiled panel, creating a cohesive and

A well-proportioned third double bedroom, with carpeted flooring and a front-facing window.

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contemporary finish. A fitted bathroom unit incorporates an inset hand wash basin, storage drawers and a concealed cistern WC, with a vanity unit above and obscure window to the front.

PRINCIPLE BEDROOM

18'7" x 9'11" (5.67 x 3.03)



A stylish and light-filled space, enhanced by four Velux windows, featuring carpeted flooring and enjoying stunning countryside views to the rear.



REAR



To the rear is a low-maintenance, privately screened garden, benefiting from a south-facing orientation and enjoying sunlight well into the summer evenings. The garden features a paved patio area, ideal for outdoor dining and entertaining, with external power points and a water supply and steps leading up to a raised lawn.



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FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.



COUNCIL TAX BAND C

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that gas is not connected.

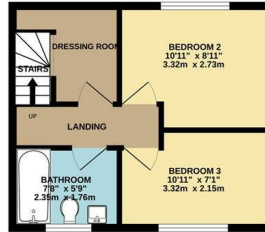
POSSESSION

Vacant possession will be given on completion.

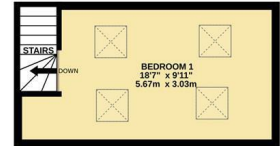
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	