

# Knowle Road

Stafford, ST17 0DP

John German





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£1,250,000

**A truly outstanding and exceptionally spacious detached residence with extensive and tastefully presented accommodation arranged over three floors featuring an indoor swimming pool plus an impressive gated drive, situated on arguably one of the most sought after roads in Stafford.**

This exceptional home is situated on one of the most sought-after roads in Stafford being extremely convenient for local schools for all ages that have fine reputations. Cannock Chase, an area designated as a place of outstanding natural beauty, is only an approximate 5-minute car journey away. The county town centre of Stafford has a range of amenities including an intercity railway station where regular services operate to London Euston, some of which take only one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

There is the luxury of underfloor heating to all rooms, controlled by an app along with a Bose surround sound system to the main rooms on the ground and second floors.

Accommodation - Step into the stunning reception hall which provides an impressive introduction to this outstanding property, having a tiled floor, a central staircase rising to the first and second floors and an imposing open vaulted ceiling rising to the second floor.

Part glazed double doors open into the elegant drawing room that has a superb stone fireplace. Double doors open into the excellent conservatory which has a porcelain tiled floor and access to the swimming pool.

Also off the hall is a separate study and a formal dining room with feature wall covering to one wall and double French style doors out to the garden.

The guest's cloakroom has full height tiling to the walls and floor and a suite including a wash basin and WC set into an integrated cupboard. A separate cloaks cupboard has hanging space.

An inner lobby with cupboards housing the comms and electrical systems leads to the outstanding indoor swimming pool that has non stick flooring. Leading off is a shower room and stairs rise to a first floor loft room.

There is an L-shaped dining kitchen and orangery, the kitchen has an extensive range of high quality German Alno contrasting black and cream units complemented by Corian worktops that extend into a drainer next to a stainless steel recessed sink. An impressive island unit has the same Corian worksurface and breakfast bar, plus further base units and a hob with an extractor hood over. In addition there are two ovens, a microwave, fridge and dishwasher. Porcelain tiled floor runs underfoot and extends into the stunning orangery which has a roof lantern and doors to the garden.

A useful utility room has the same porcelain tiled floor, ceramic sink and drainer, space and provision for domestic appliances plus two spacious built in cloaks cupboards and internal access to the garage.

The first floor split gallery landing gives access to four double bedrooms all of which have their own superbly appointed en suites.

The second floor has two further double bedrooms, again with splendidly appointed en suites.

Outside - The property is set back behind a very spacious remote controlled gated drive capable of parking numerous cars which gives access to the excellent double garage, surrounded by beautifully maintained borders and neat shaped lawns. To the side and rear are very pleasant lawned gardens which also incorporate attractive sun terraces.

**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. The land registry document refers to rights and covenants.

**Property construction:** Traditional

**Parking:** Extensive drive and double garage

**Electricity supply:** Mains. The property has the benefit of solar panels.

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard, Superfast and Ultrafast available

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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10032026

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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