



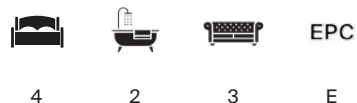
GERARD COTTAGE, LICHFIELD ROAD

Sandon, Stafford, ST18 0DN



A DELIGHTFUL 4 BEDROOM DETACHED COTTAGE

A delightful 4 bedroom detached cottage with outbuildings and grounds extending to approx. 0.37 acres.



Local Authority: Stafford Borough Council

Council Tax band: D

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil-fired central heating.

Guide Price: £500,000



GERARD COTTAGE, LICHFIELD ROAD

A delightful, detached cottage set in the heart of the village of Sandon. Gerard Cottage offers well-proportioned accommodation together with outbuildings and extensive gardens, extending to approx. 0.37 acres. The house itself is entered via a wide front door and into an entrance hall.

A door leads through to the kitchen, which includes a range of fitted cabinetry. There are double doors from the kitchen into the dining room which is open plan to the sitting room. Dual aspect and filled with natural light, this space offers plenty of room for dining, entertaining and seating.

A rear hallway provides access to a further living room as well as the downstairs shower room and laundry room.









Stairs rise from the rear hall up to the first-floor landing. The first floor offers two very large bedrooms, one with a front and one with a rear facing aspect. There is a large family bathroom with linen cupboard off. Stairs rise again to the second floor which offers two further bedrooms, both with pleasant views, and a linen store.

Gardens & Grounds

Outside, the driveway leads from the Lichfield Road around the side of the house to a large outbuilding which provides garaging for two vehicles. Additionally, there is a garden store, workshop area and a kennel. A pathway continues on to the garden which is extensive and mainly laid to lawn. All in all, the plot totals approx. 0.37 acres.







LOCATION

Gerard Cottage is set in a prominent position in the popular Estate village of Sandon. Sandon itself benefits from a village store, active cricket club and locally renowned The Dog & Doublet Inn. The neighbouring village of Weston offers similar village amenities including the Saracens Head pub and Weston Hall, a hotel and high-end restaurant. The county town of Stafford is approximately 5 miles away and provides a wide range of amenities including local and national retailers, bars / eateries, and leisure opportunities.

Gerard Cottage is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 47 miles and East Midlands Airport is approximately 37 miles. Stafford railway station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour.

There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College and St Dominic's Stone.

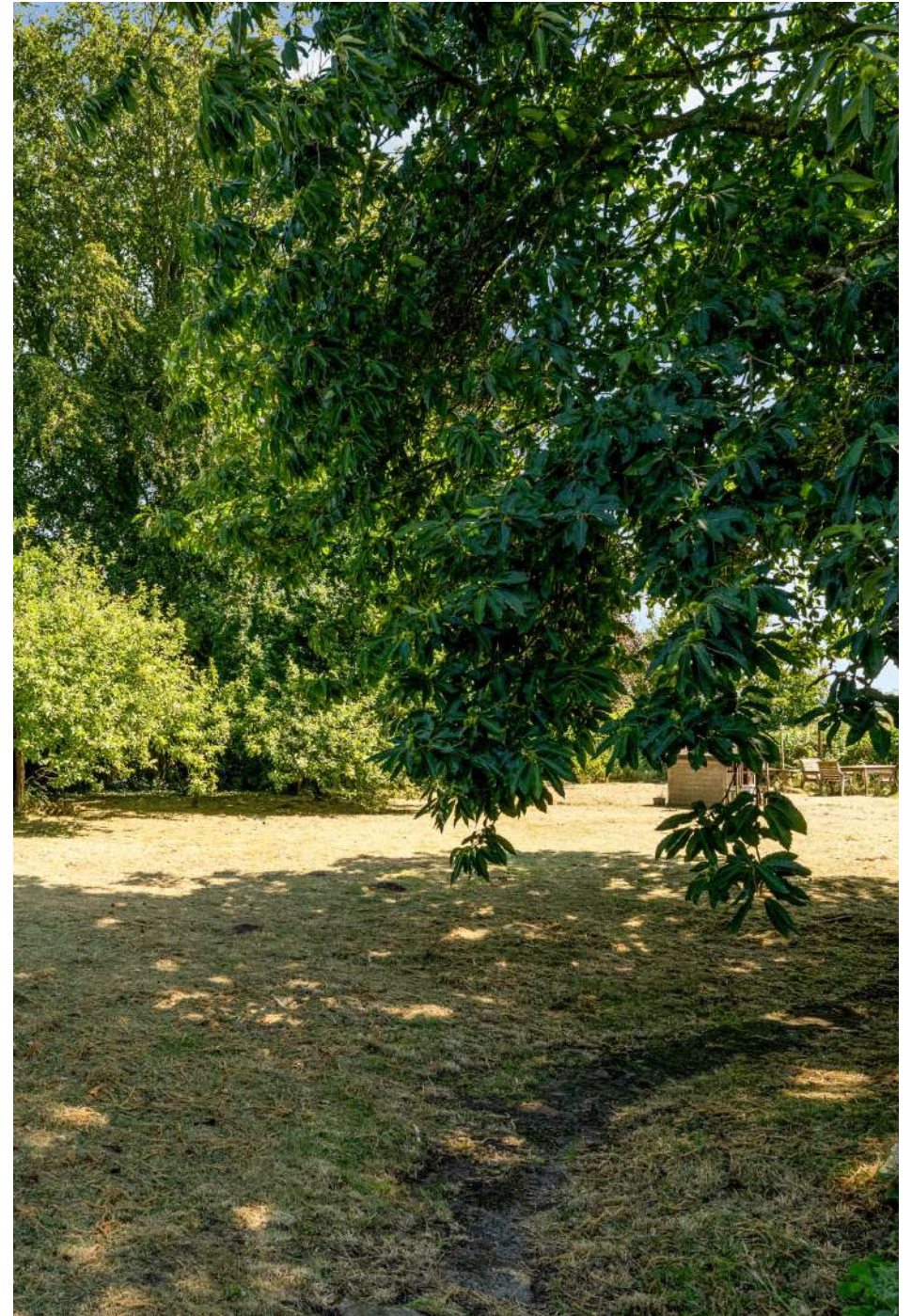






AGENTS NOTES

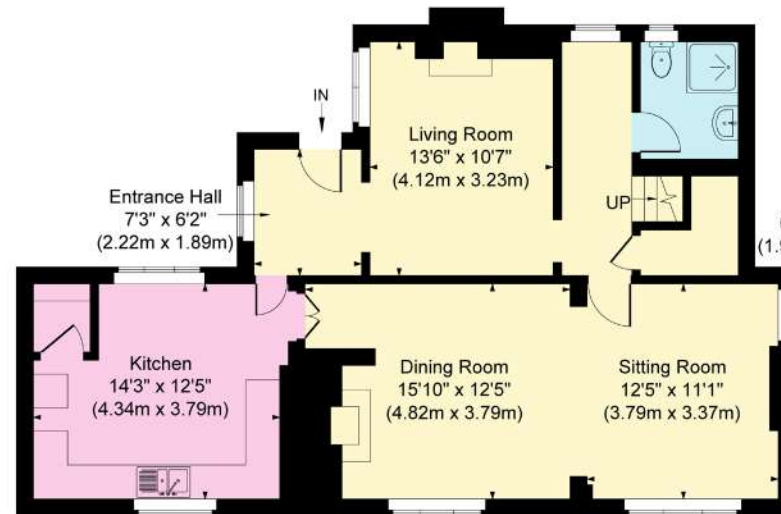
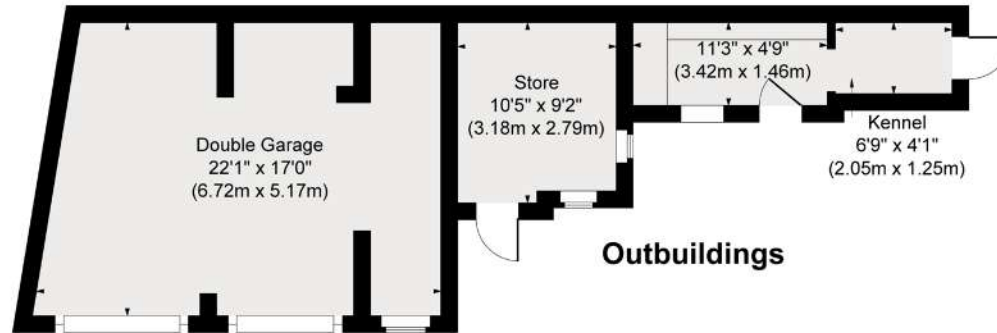
1. The property has been recently subject to an insurance claim for which works have been completed and fully certified.
2. The property was completely re roofed in 2026.
3. The Sandon Estate will impose various restrictive covenants over the property including that the house, buildings and gardens shall only be used as a single private dwelling house.



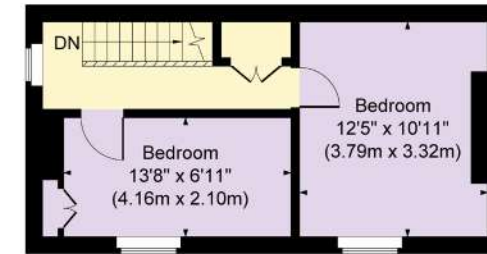




Gerard Cottage, Sandon
Approximate Gross Internal Area
Main House = 165 sq.m/1777 sq.ft
Outbuilding = 17 sq.m/180 sq.ft
Garage = 35 sq.m/377 sq.ft
Total = 217 sq.m/2334 sq.ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

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