

Chase Cottage

Brook Lane, Brocton, Stafford, ST17 0TZ

John
German





John German ©

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£825,000

Chase Cottage is an impressive and characterful detached country cottage nestled within the ever-popular Staffordshire village of Brocton.

Chase Cottage is an impressive three-bedroom detached country cottage enjoying a delightful position nestled directly next to Cannock Chase in the ever-popular village of Brocton. One of Staffordshire's most sought-after villages, Brocton sits on the edge of Cannock Chase, An Area of Outstanding Natural Beauty, renowned for its abundant wildlife and offering a wonderful setting for walking, cycling and exploring. Within the village there is a Post Office and Brocton Golf Club.

The nearby county town of Stafford has a range of high street shops, restaurants, bars and supermarkets, plus an intercity railway station offering regular services to London Euston, some of which only take approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

The property falls into the catchment area for Berkswich CE (VC) Primary School awarded 'Outstanding' in its latest Ofsted report, and the highly regarded Walton High School.

The entrance door opens into the hallway with doors off to the guest WC, spacious utility room and the welcoming breakfast kitchen, which has a traditional quarry tiled flooring, beams to the ceiling and windows to both the side and front aspects. The kitchen is fitted with a matching wall and base units with worksurfaces over and a range of integrated kitchen appliances.

The impressive dining reception hall is a great open space for entertaining with family and friends, with doors to the front and rear, a window to the front aspect, carpeted stairs rising to the first-floor landing, various wall light points, carpeted flooring and a door to the living room.

The spacious living room has windows to the front and rear aspects, carpeted flooring, beams to the ceiling, a brick fire surround housing the feature fireplace and various wall light points. Double doors open into the garden room and an opening leads to the study area.

Upstairs, the generously sized landing gives access to the three bedrooms and family bathroom. The master bedroom benefits from its own en-suite and dressing area.

Outside, a gate opens to a secure off-road parking area for four to five cars and gives access into the large detached garage. There are beautiful wrap around gardens to the front, side and rear featuring manicured lawns, and an abundance of plants, trees and shrubs. There is also a delightful cedar wood summer house with power and cedar wood greenhouse.

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.

Property construction: Standard

Parking: Drive & garage

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13082026

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.

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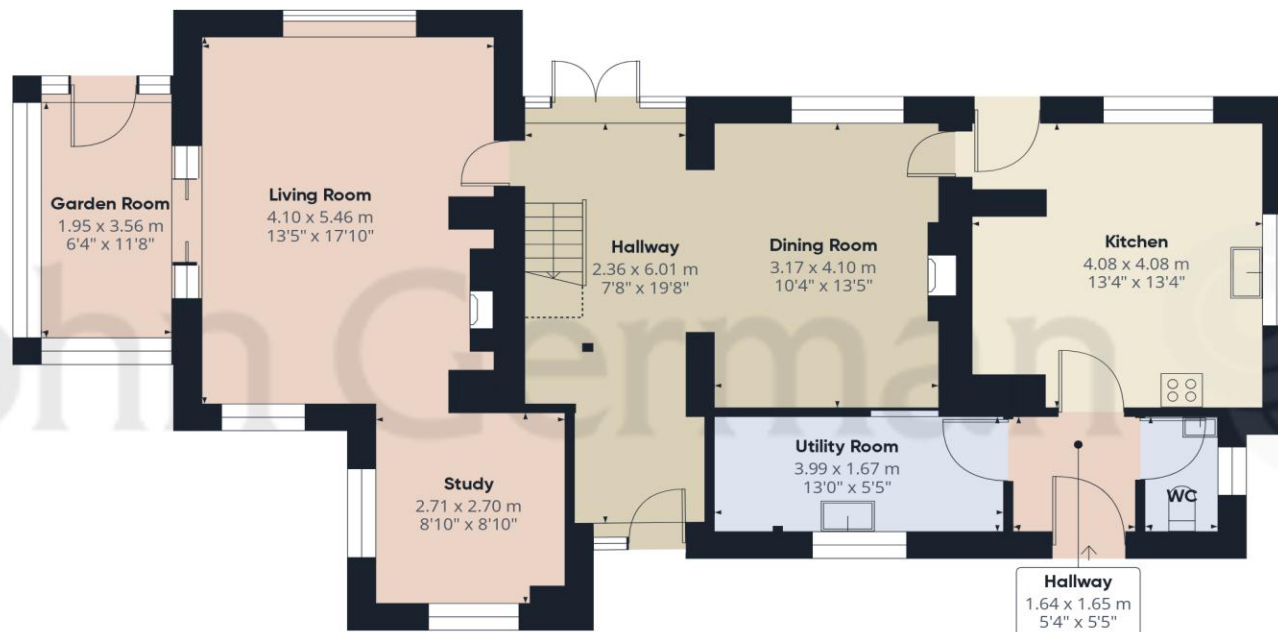




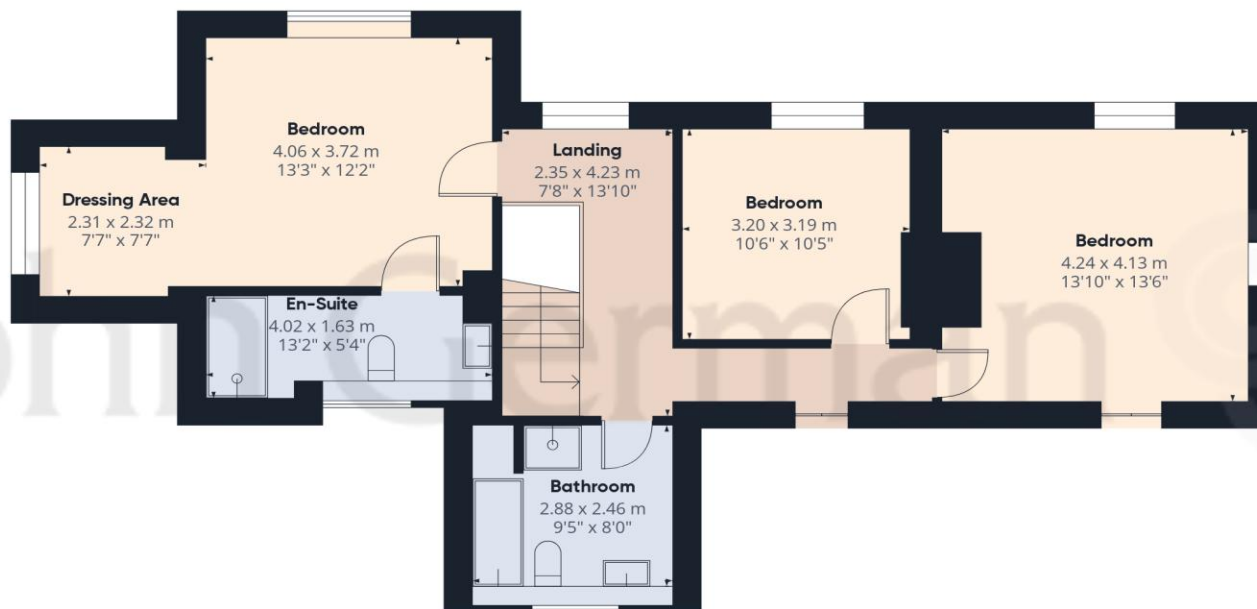








Ground Floor



Floor 1



Approximate total area⁽¹⁾

163.2 m²

1758 ft²

Reduced headroom

1.4 m²

15 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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