



Branksome 10, Tittensor Road, Barlaston, Stoke-On-Trent, ST12 9DN



Asking Price £800,000

A traditional family home in a lovely position backing on to farmland on the edge of Barlaston village. Branksome was built in the 1920s and occupies a large west facing plot extending to approximately 0.5 acres. This is a lovely house with spacious accommodation arranged in traditional style around the central hallway featuring two large reception rooms, modern breakfast kitchen and separate utility room together with a useful downstairs shower room. The living space is complemented upstairs by an elegant sufficiency of four double bedrooms, with full en-suite to the main bedroom and a stylish family bathroom. Step outside and you are greeted by a large beautifully kept garden which enjoys sunshine throughout the day and offers endless opportunity for outdoor living and relaxation, together with oodles of parking and a large 2 car garage and workshop. A rare opportunity to acquire a mature suburban home in one of the larger plots in this sought after mid-Staffordshire village enjoying a host of amenities quite literally on the doorstep.



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Porch

Entrance Hall

Spacious central reception area with glazed front door and turned staircase to the first floor landing with storage below. Glazed internal doors to the reception rooms and kitchen.

Lounge

Spacious dual aspect sitting room with windows to the front and rear of the house. Chimney breast with period style fireplace, hearth and Clearview wood burning stone. Two radiators.

Dining / Family Room

A spacious living & entertaining room with windows to the front and side of the house. Chimney breast with brick fireplace and quarry tile hearth with living flame gas fire. Two radiators.

Breakfast Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating granite work surfaces with inset 1½ bowl sink with mixer tap. Including a double door pull out pantry. Integrated appliances comprise; ceramic electric hob with extractor over, eye level electric double oven and dish washer. Chimney breast with Aga shelf and built-in cupboards to the alcoves. Porcelain tiled floor with electric under floor heating. Rear facing window with views over the gardens.

Utility Room

Large utility room with wall & base cupboards matching the kitchen, space for domestic appliances. Porcelain tile floor with electric under floor heating. Internal door to the garage.

Rear Porch

Fully enclosed with double glazed outer door.

Shower Room & WC

A useful downstairs shower room featuring a modern white suite with corner shower enclosure with glass screen and thermostatic shower, wash stand with basin & enclosed cistern WC. Ceramic tile floor and chrome heated towel radiator. Worcester gas fired central heating boiler concealed in a wall cupboard.

Stairs & Landing

The lovely original turned staircase leads onto a spacious gallery landing with rear facing window enjoying views over the gardens. Radiator.

WC

A very useful 'loo with a view' with white enclosed cistern WC with underfloor heating.

Main Bedroom

Spacious principal bedroom which has an extensive range of built-in furniture comprising wardrobes with matching storage chests, dressing table and bedside cabinets. Large window to the front of the house and smaller window to the side. Radiator.

En-Suite Shower Room

Features a modern white suite with; P-shape bath with shower over, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height and travertine mosaic floor tiles with underfloor heating. Heated towel radiator. Window to the front of the house.

Bedroom 2

Double bedroom with rear facing window enjoying views over the gardens and smaller window to the side. Built-in wardrobe and storage, vanity basin. Radiator.

Bedroom 3

Double bedroom with window to the front of the house. Fitted bedroom furniture with wardrobes and storage, fitted desk / dressing table and vanity basin. Radiator.

Bedroom 4

Double bedroom with window to the side of the house. Vanity basin. Radiator

Family Bathroom

A stylish family bathroom featuring a modern white suite comprising; corner shower enclosure with glass screen and thermostatic shower, bath and vanity basin. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Windows to the side and rear of the house.

Gardens

Branksome occupies a large plot extending to approximately 0.52 acres on the western outskirts of Barlaston village backing onto greenbelt farmland with views towards Tittensor Chase and the Trentham Estate. The gardens are beautifully landscaped with sculpted lawns, hedge borders and various trees, shrubs and flower beds together with a productive kitchen garden. There are various outdoor patio areas providing endless opportunities for outdoor living across the seasons.

The open sided oak frame Sussex Barn provides sheltered space for year-round outdoor living and where better to get away from it all with a good book and your favourite tippie than the cedar wood summer house.

Garage & Parking

Attached double garage to the rear of the house with remote up and over door, light and power and hidden workshop and store to the rear section of the garage. Internal door to the utility room. Gravel driveway provides extensive parking to the front, side and rear of the house.

Location; Perfect location on the western outskirts of the village, within walking distance of the village centre which offers a variety of amenities catering for day to day needs including two pubs, several shops, health centre and dentist together with a regular bus service linking Stafford with Stone, Newcastle and The Potteries. The A34 is within a couple of minutes drive and the M6 Jct 15 is within 10 minutes drive.

General Information

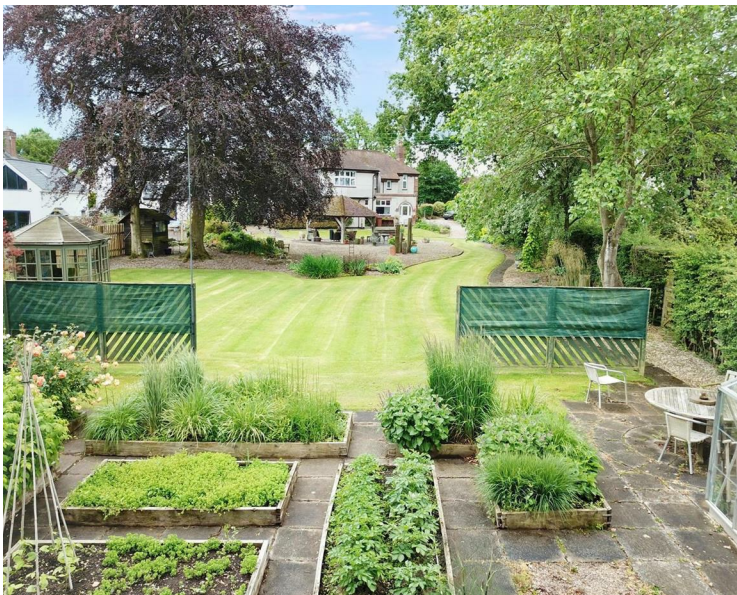
Services; Mains gas, electricity, water & drainage. Gas central heating

Tenure; Freehold

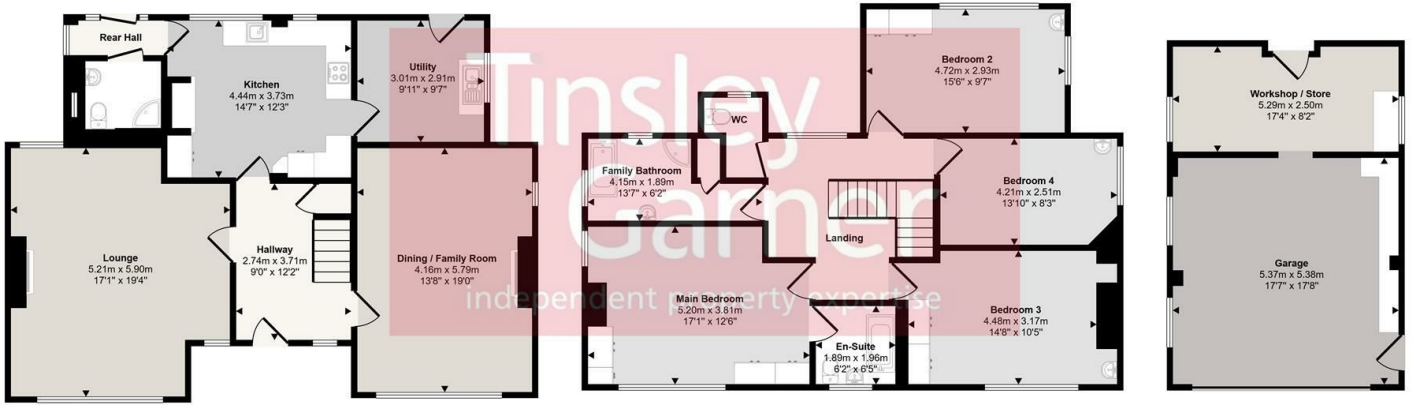
Council Tax Band F

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
229 sq m / 2466 sq ft



Ground Floor
Approx 98 sq m / 1053 sq ft

First Floor
Approx 89 sq m / 956 sq ft

Garage / Workshop / Store
Approx 42 sq m / 456 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	