

High Chase Rise

Little Haywood, Stafford, ST18 0TY

John 
German





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£550,000



A superbly extended and well presented detached family home nestled at the head of a quiet cul-de-sac in Little Haywood enjoying far reaching views of Cannock Chase.

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This superbly presented and extended four/five bedroomed detached family home occupies a delightful position set on a generous plot at the end of a quiet cul-de-sac in the desirable village of Little Haywood. The village along with its neighbouring villages offer an excellent range of local amenities, including the Canalside Farm Shop and Café, SPA convenience store, and a choice of village pubs. The village is also within easy access of the National Trust Shugborough Estate, as well as Cannock Chase being close by; an area designated as a place of outstanding natural beauty and a wonderful place to walk, trek and cycle. For commuters, nearby road links include the A51 and M6 motorway, as well as regular train services to London Euston, from both Stafford, Rugeley Trent Valley, and Lichfield Train Station, making this an ideal location for commuters working in the capital. For families, local schooling falls into the catchment area for Colwich CE Primary School and for secondary school, the catchment area is for The Hart School located in the market town of Rugeley.

Internally, the property comprises; A composite entrance door with glazed side panel opens into the welcoming hallway with carpeted flooring, useful storage cupboard and doors off to the living room, dining room and kitchen. The impressive living room has vaulted ceilings with six skylights and spotlights to the ceiling, wooden flooring, roof lantern, wood burning stove, French doors leading out to the rear garden, and a galleried landing with stairs rising to the first floor landing.

The extended kitchen/dining area has two sets of French doors leading out to the side garden, a chimney breast housing a gas fire, carpeted flooring, two ceiling light points, vertical radiator, and an opening leading into the kitchen area that is fitted with an extensive range of matching wall and base units fitted with granite work surfaces over, breakfast bar area, tiled splashbacks, and a range of integrated kitchen appliances. Accessed from the dining room are the living room, study and the utility room. The study is a versatile third reception room that could also be used as a playroom or fifth bedroom. The utility room has a window and door to the side aspect along with a door leading to the ground floor family shower room.

Upstairs, you will find four well-proportioned bedrooms, all of which are doubles, with the master bedroom benefiting from fitted wardrobes. Bedroom two benefits from its own en-suite shower room and bedroom three has a Juliet balcony. Completing the first floor is the family bathroom.

Outside, the property sits on a generous plot with off-road parking to the front for several vehicles along with a EV charger. The garden wraps around the property and has a vegetable area, two wood stores, a greenhouse, a tool shed, a high security shed for bikes and a large fully insulated workshop. The latter could be readily converted into a multi person home office. The property benefits from permission to work from home in the deeds. There is also a hot tub large enough for six. There are lawns and various seating areas plus abundantly stocked beds and borders packed with a variety of plants, trees and shrubs.

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. There is a Tree Preservation order on an ash tree.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - 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 E

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

Our Ref: JGA/17082026

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. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





John German

Sales & Lettings











Ground Floor

Approximate total area⁽¹⁾

191.2 m²

2057 ft²

Reduced headroom

1.7 m²

18 ft²



Floor 1

(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.

GIRAFFE 360





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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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