

The Village

Walton, Stafford, ST17 0LQ

John German







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£620,000

A truly outstanding traditional detached house, extended and considerably improved with a wonderful combination of traditional and contemporary features. Occupying an extensive plot with a beautiful English country garden. Situated within a conservation area in one of Stafford's most sought-after locations.

The welcoming L-shaped reception hall has stairs rising to the first floor landing and a very attractive tiled floor which extends into the cloakroom, fitted with a WC, an oval wash basin set upon a wooden countertop with chrome mixer tap above, plus a chrome vertical towel radiator.

The front facing sitting room has a recess fireplace incorporating a cast log burner and full height adjacent units with shelving and cupboards.

There is a superb semi-open plan lounge, dining and kitchen area with underfloor heating. The kitchen is fitted with an extensive range of attractive units with contrasting granite work surfaces incorporating a Belfast style sink and extending to a breakfast bar, plus an integrated fridge freezer and dishwasher. A recess houses the RangeMaster oven with extractor canopy above. There is a wide opening to the living and dining spaces. The lounge area has a rustic brick fireplace with raised hearth housing a log burner. The spacious dining area opens to a further sitting area which has slightly vaulted ceiling incorporating four Velux roof lights, and two sets of bi-folding doors opening onto the lovely sun terrace and beautiful garden.

The first floor landing has useful built-in cupboards and an opening to a very pleasant small study area with fitted desk, storage space above and part panelled walls.

The principal bedroom suite features a deep picture window enjoying lovely views of the English country garden, a separate dressing area with an extensive range of built-in mirror fronted wardrobes, and an en suite comprising shower, WC, wash basin with integrated cupboard beneath, exquisite tiling and a chrome vertical towel radiator.

There are two further spacious double bedrooms, both of which have built-in wardrobes. The luxurious bathroom is fitted with a P-shaped bath with shower and screen, wash basin and WC set into a very attractive unit extending to the full width of one wall incorporating cupboards and drawers. There is a chrome towel radiator and contrasting wall and floor tiling.

The house stands back from the road beyond a part block paved drive and gravelled area providing parking for at least three cars, with mature borders. Gated access leads to the rear of the property. There is an external utility which has space and provision for domestic appliances, and an adjoining workshop. Immediately from the rear of the house, the patio provides a very pleasant entertaining area, with a stone wall, beds and steps up to a beautiful lawn with mature hedges and borders, ornamental pond and a gate to a further secluded area of the garden, which has a wild area and fruit trees. A second gate leads to a productive garden with a greenhouse and garden shed.

The village is set within a conservation area and is undoubtedly one of the most sought-after areas in Stafford, being within easy access of Cannock Chase, local shops at nearby Bodmin Avenue and Wildwood, and excellent schools for all ages. Stafford has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The property is situated within a conservation area.

The Land Registry document refers to rights and covenants and a copy of which is available upon request.

There is an outstanding planning application appertaining to number 4 The Village for an extension to the WC and utility.

There are traditional radiators to the majority of the house and underfloor heating to the lounge and dining area.

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

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 E

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

Our Ref: JGA/03062026

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 AMLID 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.







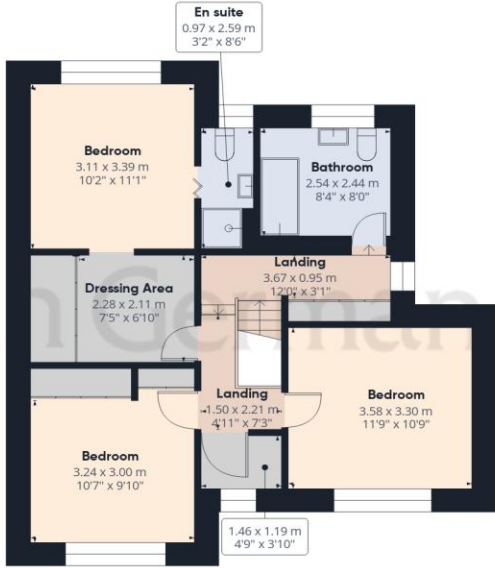
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
146.1 m ²
1574 ft ²
Reduced headroom
1.3 m ²
14 ft ²

(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.



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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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