Meadow Lane

Little Haywood, Stafford, ST18 0TT

John German

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£725,000

NO UPWARD CHAIN

Enjoying some particularly fine and extensive views is this truly charming and spacious traditional detached house that is tastefully presented and occupies an equally impressive large and established plot.

Step inside the reception hall with stairs rising to the first floor and off which leads an elegant and very well proportioned drawing room which enjoys two front facing bay windows, French style doors opening to the rear garden and a traditional style fireplace. There is an impressive separate dining room which is dual aspect including a front facing bay window. The third reception room is a charming sitting room which has French style doors opening into a conservatory which enjoys views of the delightful garden. Leading off is a separate utility room with further cupboards and space and provision for domestic appliances.

The breakfast kitchen has an excellent range of cream-coloured units with contrasting wood effect work surfaces. Integrated appliances comprise an induction hob with extractor above, split level oven, fridge and dishwasher.

Completing the ground floor is a cloakroom with w.c and a wash basin set into a traditional stand with cupboard.

Off the first floor landing are four bedrooms, all of which enjoy lovely views. The principal bedroom has an extensive range of fitted furniture in addition to its own ensuite which has a spacious shower, wash basin with integrated cupboard and a w.c. The three further bedrooms share the family bathroom having a bath set into a tiled and arched recess, wash basin and w.c.

The house stands back from the lane beyond a mature hedge and a lawned front garden which extends to one side. To the other side lies a spacious drive capable of parking 6 to 8 cars and gives access to the garage. A sun terrace lies adjacent to the conservatory along with a further spacious traditional lawned garden having deep and beautifully stocked established borders. The large garden extends to an Orchard and further lawns. A traditional potting shed is located on a further area of the garden, this could be converted into an office or workshop.

This charming property is situated on the rural edge of the village yet still within easy walking distance to the village centre. Cannock Chase, an area designated as a place of outstanding beauty is an approximate 15-minute walk. The National Trust's Shugborough Estate is also close, along with an excellent Farm Shop and Café. An idyllic area to live yet, so convenient for commuters via the surrounding network of roads, in addition to excellent train services from Stafford, Rugeley and Lichfield.

Agents Notes

-The property is situated in an area of outstanding natural beauty.

-The property has been in the family for over 40 years and on this basis the property is not registered and will require a first registration on sale.

-There is some asbestos within the garage.

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: Traditional

Parking: Garage and driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Private drainage to a septic tank

Heating: Mains 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 F

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

Our Ref: JGA/22092026

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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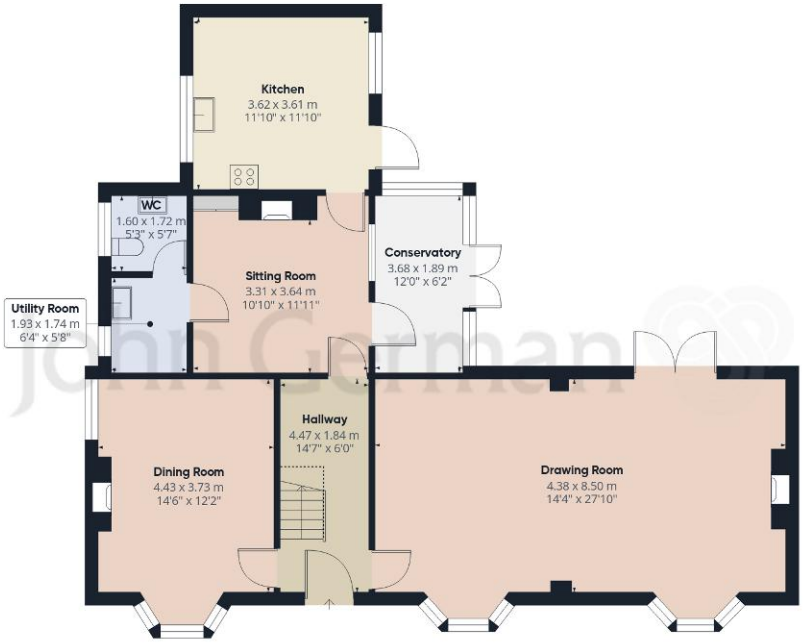
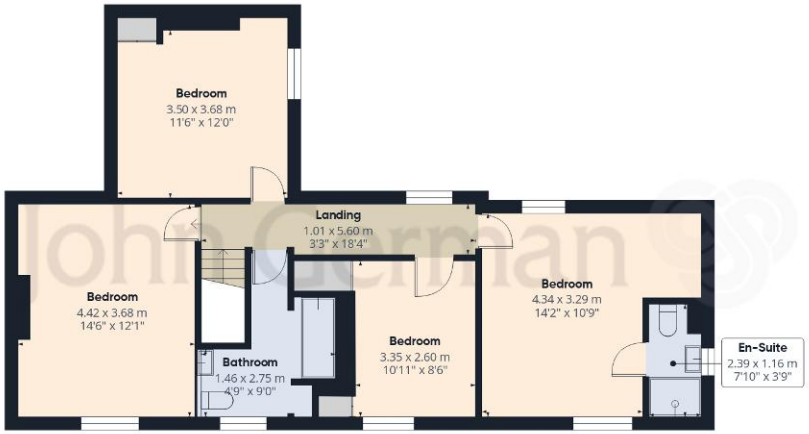
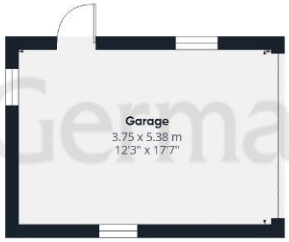


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

194.8 m²

2097 ft²

Reduced headroom

1.3 m²

14 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

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Referral Fees

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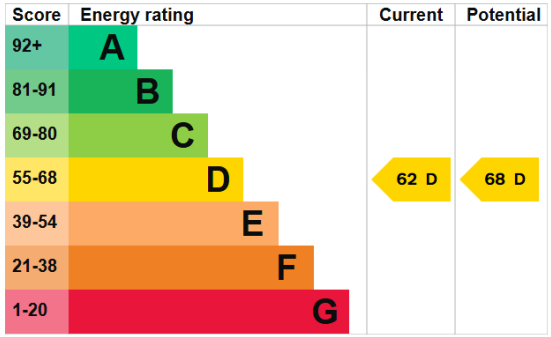
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.



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