

Evesham

Old Coach Lane, Brocton, Stafford, ST17 0TU

John German



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£1,295,000



A truly outstanding individual detached house providing exceptionally spacious accommodation. Appointed and presented to such a high standard throughout. Occupying a truly delightful plot with a lovely garden and impressive gated drive with a detached double garage. In the winter months, there are excellent elevated views over rooftops towards Brocton golf course.

The impressive reception hall sets the tone for the rest of the house, thoughtfully designed with a fabulous bespoke entrance door with feature windows above, floor to ceiling side windows and a stunning double height ceiling and gallery landing with glass balustrade, giving the space a light and airy feel. It has a practical tiled floor with underfloor heating and a useful built-in cupboard.

A glazed door invites you into the magnificent dining kitchen, fitted out with a particularly attractive and extensive range of light grey gloss units with beautiful Quartz worktops, plus integrated appliances comprising five burner Smeg gas hob, Siemens oven, Siemens combi microwave, full height fridge, full height freezer and dishwasher. There is a matching large island incorporating a dining bar and two stainless-steel recessed sinks with a Quooker boiling tap. In addition, there is ample space for a dining table and a tiled floor with underfloor heating. Sliding doors open to the large deck which provides wonderful indoor-outdoor entertaining space during the summer months.

The triple aspect lounge is exceptionally spacious and can be accessed via the kitchen and hall. It features an elegant marble fireplace with contrasting hearth and a gas log effect fire, striking feature wall covering to one wall, and bespoke fitted display shelving. Full width sliding doors open to the composite deck which enjoys views towards the golf course.

There is also a separate sitting room with picture window to the front garden, a study with built in cupboard, plus a boot room with a tiled floor with underfloor heating and bespoke fitted cupboards and seat. From here, a door leads to the utility which has the same tiled floor, further cupboards, a stainless-steel sink and drainer, and space and provision for domestic appliances. This gives access to the boiler/rooms room and a side porch. The family bathroom on this floor is fitted with a bath, separate double width shower, wash basin with integrated drawers beneath, WC and superb tiling with underfloor heating.

The outstanding master bedroom suite is situated on the ground floor and has a private lobby entrance which has a linen cupboard. A door to the left opens to the bedroom with wide sliding doors to the deck and garden, again enjoying views to the golf course. Off the bedroom, a door leads to the luxuriously appointed en suite with a spacious shower, separate bath, two wash basins with integrated drawers beneath, WC, exquisite tiling, underfloor heating and two Velux roof lights. Off the lobby area is the exceptionally spacious dressing room, beautifully appointed with a vast range of wardrobes, a dressing table and an island unit with drawers beneath and fitted seat. There is also a door to the hall.

On the first floor, the simply stunning gallery landing has a glass balustrade and gives access to three spacious double bedrooms, all of which have window shutters and part vaulted ceilings. One of the bedrooms is en suite, having a double width shower, wash basin with integrated drawers beneath, WC, tasteful tiling and vertical radiator. The third bedroom boasts French style doors opening to a Juliet balcony. The family shower room on this floor comprises shower, wash basin with integrated drawers beneath, WC and vertical radiator. Also on the first floor, there are access points to various areas of the roof voids.

Outside, the property is situated off a shared private lane with gated access to Evesham, where there is a generous block paved and gravelled drive capable of parking numerous vehicles, with access to the double garage. There is a spacious lawn to one side, which wraps around to the rear of the property. Immediately from the rear living accommodation, there is a superb composite deck which extends to the full width of the property, incorporating flower beds and steps down to a further spacious lawned garden with various mature trees and bushes. The terrace provides wonderful indoor-outdoor living during the summer months.

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

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating to some rooms

(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/>

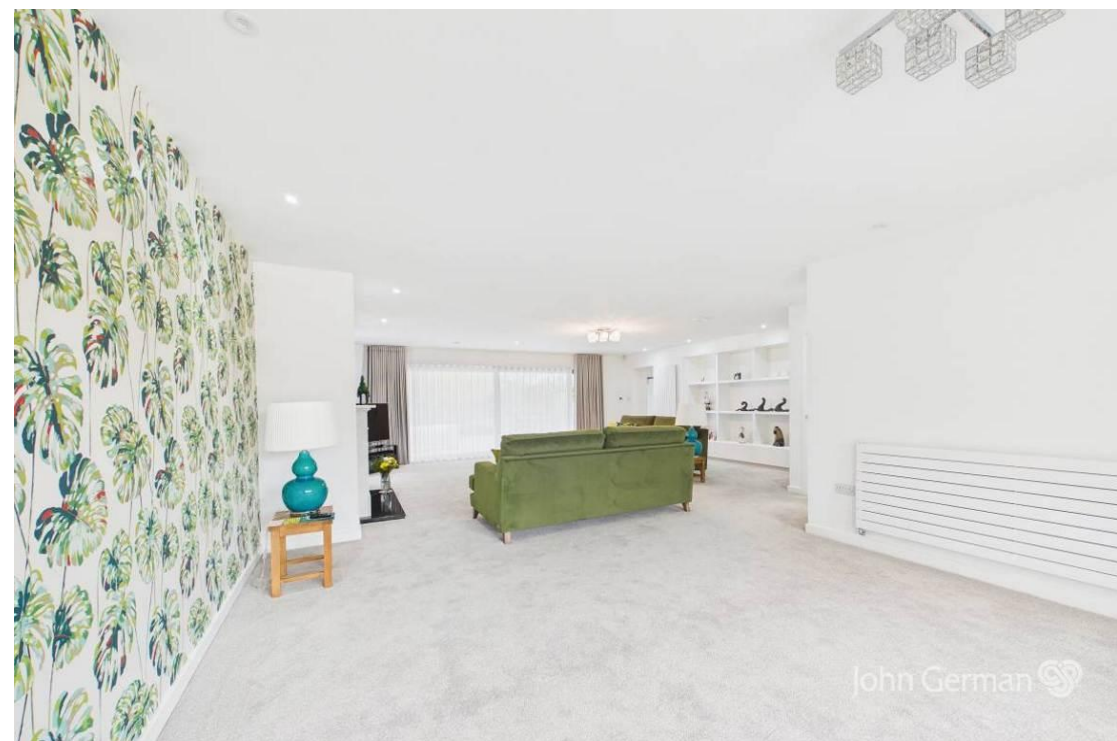
Local Authority/Tax Band: Staffordshire County Council / Tax Band G

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

Our Ref: JGA/11032026

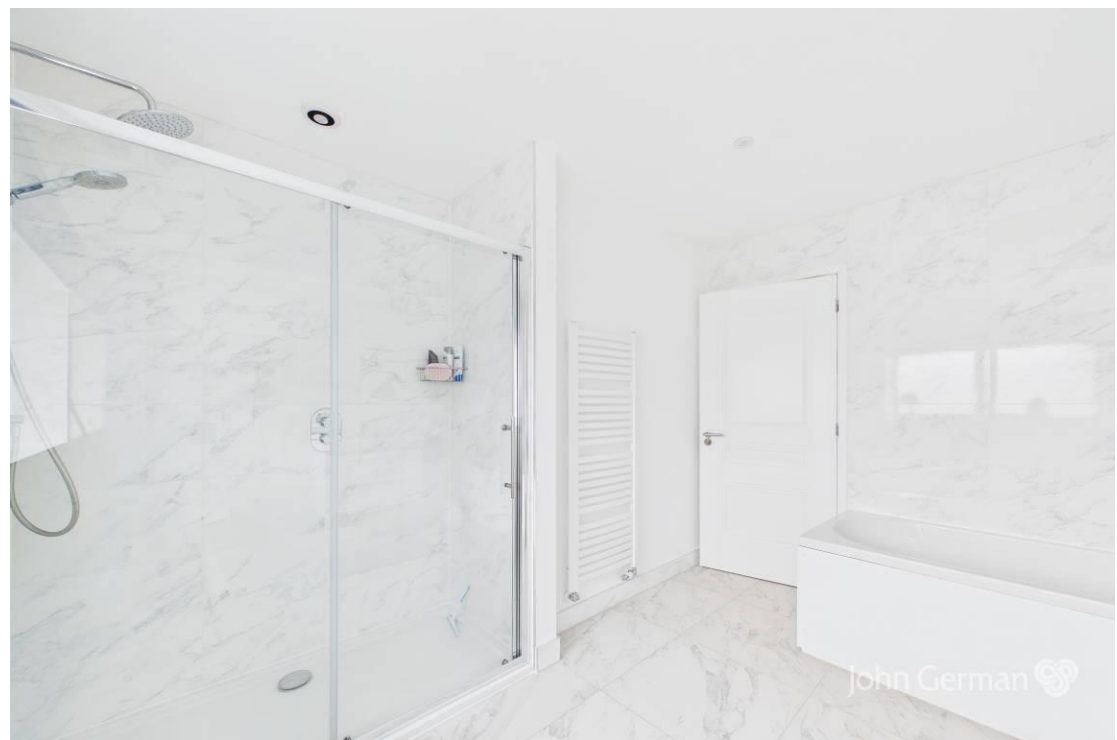
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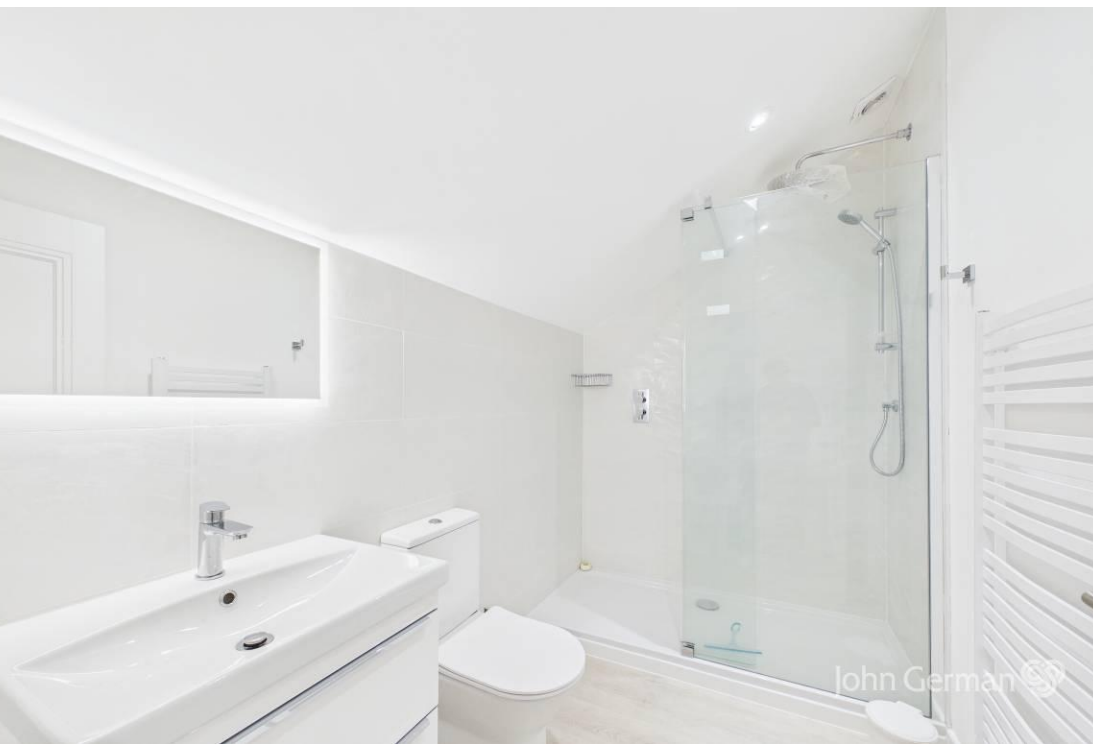
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.













Ground Floor

Approximate total area⁽¹⁾

4160 ft²

386.7 m²

Reduced headroom

86 ft²

7.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



