

# Brookfield

Burston, Stafford, ST18 0DS

John German



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£695,000

An impressive detached house occupying a delightful and generous sized plot with double garage and drive capable of parking numerous vehicles.





The impressive reception hall provides the most welcome introduction to this excellent family home, having built-in cloaks cupboards and a cloakroom with wash basin and WC. The delightful, well-proportioned lounge has a front facing bow window, feature fireplace and patio doors opening to the conservatory which enjoys views of the garden. There is a separate formal dining room with a front facing bow window. The breakfast kitchen is fitted with an extensive range of oak faced units with contrasting work surfaces and a 1.5 bowl sink and drainer, integrated hob and split-level oven. A side lobby gives access to the study and internal access to the spacious double garage which has an additional WC and utility room with stainless steel sink and drainer, and space and provision for domestic appliances.

The spacious gallery landing has a large walk-in linen cupboard and gives access to four bedrooms. The principal bedroom benefits from an extensive range of mirror fronted wardrobes and an en suite comprising shower, wash basin, WC and full height tiling. Bedrooms two and three also have built-in wardrobes. The front facing bedrooms enjoy lovely rural views. The family bathroom comprises corner bath, separate shower, WC, bidet, pedestal wash basin and full height tiling.

The house stands back from the road beyond a cattle grid and two generous sized lawns with mature borders either side of the drive. The drive extends to the side of the property and is capable of parking numerous vehicles, also giving access to the double garage. A gated side entrance leads to a path with steps down to the rear where there is a mature, lawned garden with beds and a range of conifers to one boundary providing privacy.

Burston is a delightful small village with a country dining pub and is situated on the edge of the Sandon Estate. It is convenient for the canal town of Stone and the county town of Stafford which has an intercity railway station with regular service operating to London Euston, some of which take approximately 1hour 20 minutes. Junctions 13 and M4 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents note:** The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

There is no mains gas or mains drainage.

The property is situated next to a railway line.

**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:** Private system

**Heating:** Oil

(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 G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11022026









Ground Floor

Approximate total area<sup>(1)</sup>

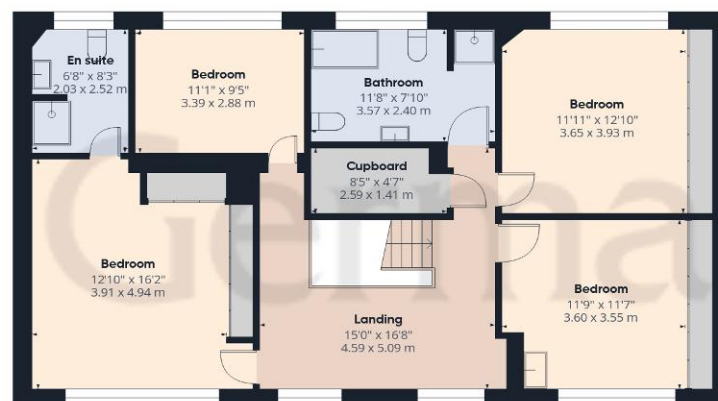
2754 ft<sup>2</sup>

255.9 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>



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.

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.

## 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.

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## 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





