



Park House, Park Lane, Brocton, Staffordshire

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# Park House, Park Lane, Brocton, Stafford **ST17 0TS**

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An individually designed house with south-facing views over the prestigious Brocton Hall golf course.

## Summary of accommodation

**Ground Floor** Hall | W.C. | Sitting room | Dining room | Living room

Kitchen | Utility | Conservatory

**First Floor** Principal bedroom with en suite bathroom

Three further bedrooms | Family bathroom

**Second Floor** Bedroom with en suite bathroom

**Grounds** Garage | Two Summer houses | In all approximately 0.25 acres.

## Location

Set on the edge of the popular village of Brocton and nestled on the edge of Cannock Chase, an Area of Outstanding Natural Beauty, there are an array of walks, cycling and pony trekking routes. Brocton Hall golf club is found at the end of the garden, whilst the National Trust's Shugborough Estate is close by and offers a range of events throughout the year. The village itself offers a post office and two pubs with the Paragon Group's Severn Stars at Brocton being of particular note. Direct services are available from Stafford and Lichfield Trent Valley to London Euston (approximate journey time of 1 hour and 17 minutes) and to Birmingham. The M6 Toll, M6, A5 and A38 are within easy reach. There is an excellent range of schooling within the area including Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College.





## Distances

Cannock Chase 1.4 miles, Stafford 4.8 miles, Great Haywood 7.1 miles and Birmingham airport 33.6 miles. (Distances approximate).

## Park House

Being one of only four houses that border directly onto Brocton Hall golf course, Park House is an individually architect designed split level residence set in an idyllic position at the end of a private road in the ever popular village of Brocton. The house boasts delightful views across the 18th fairway towards the 17th green whilst the garden has direct access onto the course itself.

Entered via a covered porch area, the front door opens to a spacious entrance hall with guest W.C. off. The hallway showcases the unique split level design of the house, with a door way leading to the sitting room. Stairs lead off both the hallway and sitting room to the study and dining areas, which in turn open up to the large living area. The living area is spacious and split into two areas, both with plenty of space for seating and excellent views of the south east facing garden. The conservatory leads off the one side of the living area and benefits from double doors to the garden. The kitchen is located off the dining area and offers a range of wall and floor cabinetry, as well as a range of integrated appliances including oven, microwave, hob and fridge. The handy utility is off one side of the kitchen, and offers access to outside.

Stairs rise to a half landing from the entrance hall, which leads to the principal suite. The principal suite benefits from a range of solid wood fitted wardrobes, whilst there is a contemporary en suite bathroom off. There is a further bedroom off the half landing, whilst a further set of steps rises to the next level which includes two large double bedrooms and a family bathroom. The second floor offers a further double bedroom with exceptional views across the golf club, as well as an en suite bathroom with separate shower.





Generous sized bedrooms with exceptional views across the golf club from the second floor rooms





## Gardens and grounds

The private Park Lane leads down to a gated driveway with parking for several cars on the driveway, as well as a useful covered area opposite. The front gardens are mainly laid to lawn, with a path leading down the side of the house. The rear gardens are beautifully tended and offers several seating areas, including two summerhouses. There are herbeaceous beds and several specimen trees, with stunning views across the adjoining Brocton Hall golf club.



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## Park House

Main House Approximate Gross Internal Floor Area  
272 sq m / 2925 sq ft

Garage Approximate Gross Internal Floor Area  
29 sq m / 312 sq ft



## Property Information

Tenure: Freehold.

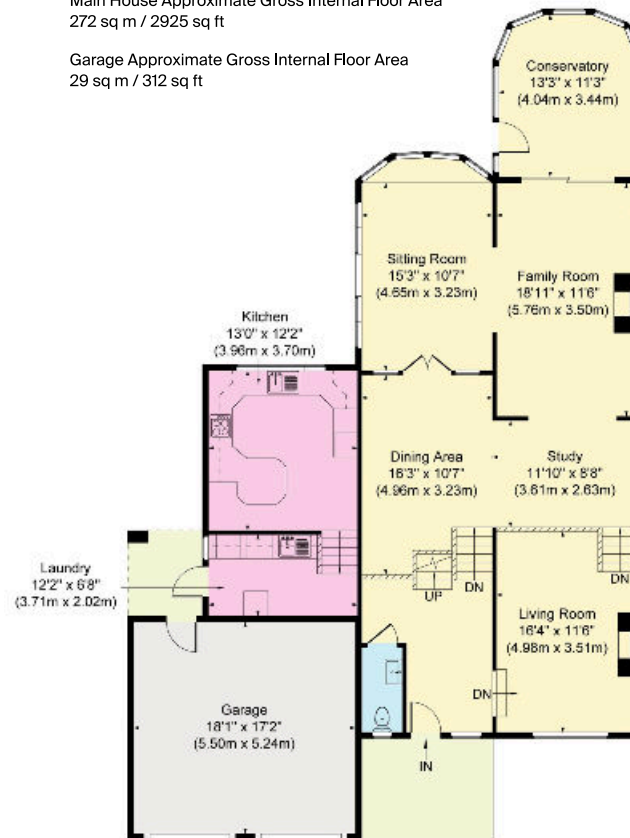
Services: Mains electricity, water, gas and drainage.

Local Authority: Stafford Borough Council.

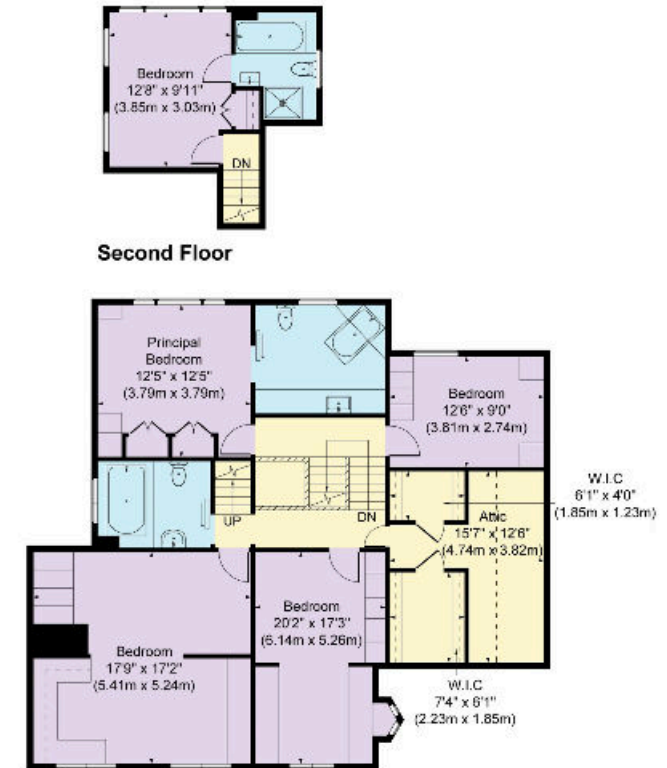
Council Tax: Band F.

## Directions (Postcode ST17 0TS)

Entering Brocton from Stafford along the A34 Cannock Road, turn left onto Sawpit Lane. Proceed along Sawpit Lane, passing the entrance to Brocton Hall Golf Club, before taking the next left onto Walton Lane, immediately turning left again onto Park Lane. Proceed all the way along Park Lane, which turns to the left. Park House can be found on the right handside.



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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