



Pool Lane, Brocton, Stafford, Staffordshire



Bridge House, Pool Lane, Brocton, Stafford ST17 0TY

Location

Brocton village offers a renowned golf club, two pubs with the Paragon Group's Seven Stars at Brocton being of particular note. Well placed for the commuter there are direct services available from Stafford and Lichfield Trent Valley railway stations to London Euston both with a scheduled journey time of about 1 hour and 17 minutes. Direct services also run from Stafford and Lichfield into Birmingham. The M6 Toll, M6, A5 and A38 are all within easy reach. There is an excellent range of schooling including Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College.



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Guide price: £1,050,000

Tenure: Freehold

Local authority: Stafford Borough Council

Council tax band: G





Study

Bridge House

This prominent contemporary family home is located at the heart of the popular village of Brocton. Nestled on the edge of Cannock Chase, an Area of Outstanding Natural Beauty, there is an array of walks, cycling and pony trekking routes. Brocton Hall golf club is found at the other end of the village, whilst the National Trust's Shugborough Estate is close by and offers a range of events throughout the year.

Having undergone an extensive and meticulous programme of refurbishment, Bridge House offers an excellent opportunity to acquire a highly specified village house, close to the county town of Stafford. A variety of recent works have reconfigured the living and bedroom accommodation, whilst other works of particular note include new hardwood sash and casement windows and external doors, new solid oak flooring, new Worcester Bosch boiler, an array of bespoke joinery and new cast iron radiators. The result is a highly specified house with a superb flow to the ground floor accommodation. This fabulous home offers a virtually turnkey property for an incoming buyer.



Drawing room

Entered via newly painted hardwood double doors, the entrance hall offers an exceptionally generous welcome, complete with solid oak flooring. Doors radiate to all of the principal reception rooms.

A pair of double doors opens to the dual aspect drawing room which offers an ideal entertaining space, complete with a Clearview stove. There are delightful front-facing views across Pool Lane to the rolling Staffordshire countryside beyond. The space flows through to the stunning kitchen and dining room.

To the opposite side of the hallway is the well-placed ground floor study, which could be used as a snug or playroom as required.



Elegant dual aspect drawing room

The exceptional kitchen/dining room is located at the rear of the property. The kitchen area includes a range of solid oak painted cabinetry and solid oak carcasses by locally renowned Milford Kitchens, all set underneath an oak block work surface.

The contrasting utility room is located off the kitchen area and offers significant storage space and outside access. The kitchen and utility areas feature an array of integrated appliances between them and include Quooker tap with multiple modes, a Smeg dishwasher, a Smeg microwave and a Hotpoint fridge freezer.

The natural limestone floor continues into the dining area. The dining area compliments the kitchen area perfectly to offer a balanced entertaining space, complete with an inset Chesney stove and double doors to the rear terrace. The guest WC completes the ground floor accommodation and includes a range of bespoke cabinetry.



Kitchen



Utility room



Dining room



Exceptional open plan kitchen
dining room.

Upstairs

Stairs rise to a reconfigured first floor landing which now offers a spacious seating area, ideal for reading. The principal suite is generous in size and offers excellent views. There is a beautifully curated en suite bathroom complete with enamelled tiles, a slipper bath and a separate shower. A dressing room is found across the landing from the principal bedroom and offers a range of fitted storage and a fitted dressing table.

There are a further two en suite bedrooms, whilst the fourth bedroom is currently used as a crafting studio.

Stairs rise to the second floor from the landing to open to a spacious vaulted room, currently used as a music room and office. This second floor space is flooded with light via several skylights, and could be used flexibly to suit the needs of a buyer.

Lower ground floor

From the entrance hall, stairs descend to the lower ground floor which offers further additional living space which could be used as a large games room, cinema room, gym or further home working space. The quadruple garage is accessible internally from the lower ground floor and includes a range of fitted units to create a workshop area.



First floor landing reading area



Home office/games room/bedroom five



Bedroom two



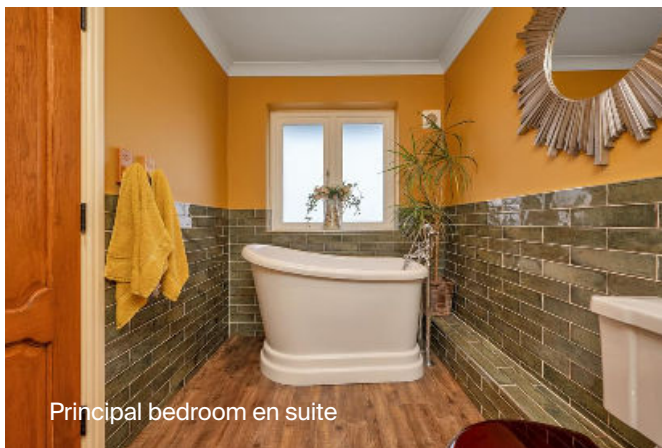
Bedroom three



Sumptuous principal bedroom



Bedroom four



Principal bedroom en suite



Dressing room



Gardens

A gated shared driveway leads to a driveway offering parking for several vehicles. The driveway leads to two up and over garage doors, which offers further parking for four vehicles. Steps lead up to the front doors, whilst there is a large lawned area running alongside the steps.

The rear garden is accessible via a side pathway to either side of the house or via the utility and kitchen dining room. The rear garden is tiered into three sections, each providing terraced area interspersed by herbaceous beds and lawned areas.

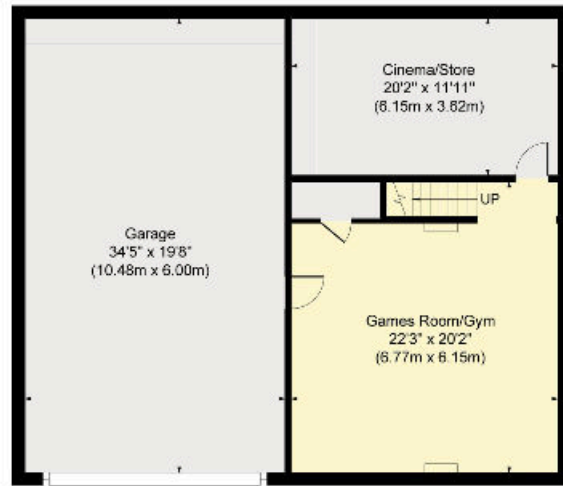
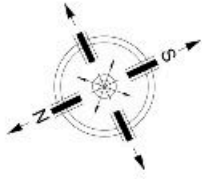
Services

Mains electricity, water, gas and drainage.

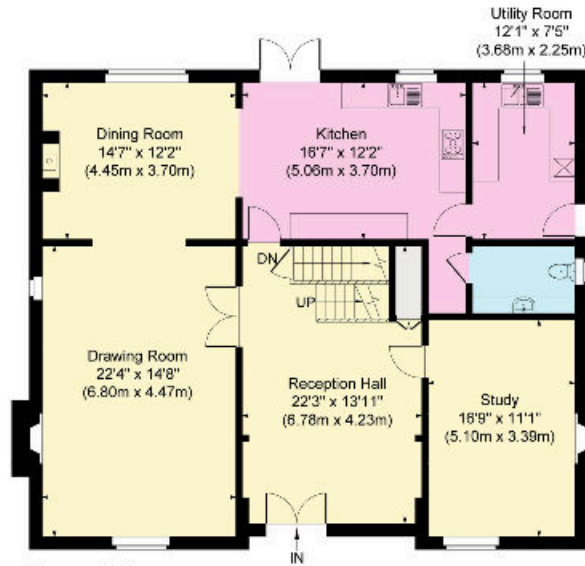




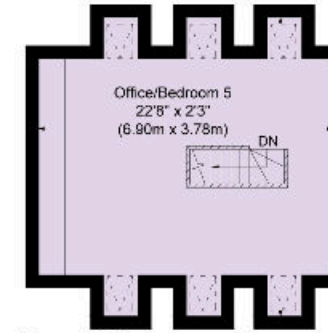
Bridge House, Brocton
Approximate Gross Internal Area
Main House = 360 sq.m/3875 sq.ft
Garage = 63 sq.m/678 sq.ft
Total = 423 sq.m/4553 sq.ft



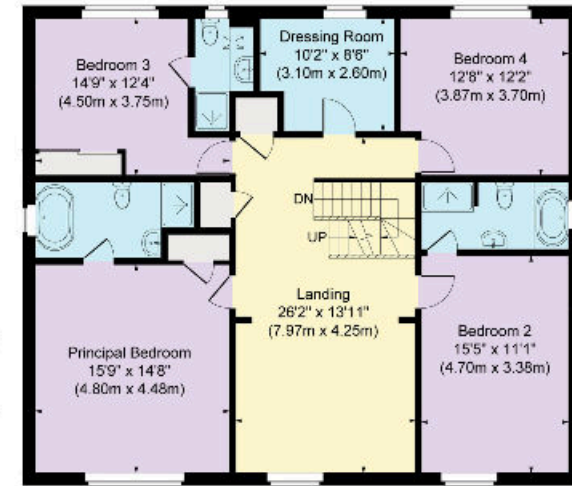
Basement



Ground Floor



Second Floor



First Floor

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