

Congreve Close

Walton on the Hill, ST17 0LN

John 
German







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£695,000

A charming and substantial house of considerable character dating back to the 1700's with spacious accommodation arranged over three floors, situated within the conservation area of Walton on the Hill, being tastefully presented throughout.

Accommodation

Reception hall with cloakroom off having a modern white suite comprising w.c and rectangular wash basin. The study is dual aspect and has built in cupboards and an impressive sitting room has beams to the high ceiling, dual aspect windows providing a particularly light and airy atmosphere with a superb inglenook fireplace with cast log burning fire. Access to the front reception hall and to the separate elegant dining room that is well proportioned and has French doors opening to the rear garden. The kitchen has an extensive range of light oak base and wall mounted units with granite effect work surfaces and a matching low level dining bar. Integrated oven, hob, extractor fan and fridge. An opening and step leads to the utility area with a matching range of units and space and provision for a washing machine.

The main staircase provides access to the first floor, off which leads three bedrooms. A further bedroom is accessed via a separate staircase. An attractive and particularly well appointed bathroom has a white and chrome suite comprising bath, w.c and wash basin set into an integrated bespoke range of bathroom furniture plus additional full height cupboards. There is also a separate shower room.

The second floor provides three further spacious bedrooms, two of which have a wealth of exposed beams, and loft space that leads to a shower room, separate cloakroom and a staircase.

Outside

There is ample parking to the side of the property with separate security double vehicular gates giving access to the private drive, capable of parking numerous cars, there is also a separate pedestrian security gate. The drive leads to a particularly spacious double garage which has a store to the rear.

There are two open bay garden stores in addition to a separate timber store. Traditional mature formal gardens with established beds and borders with a path and stone wall leading to a lower level area of the lawned garden.

There is a brick store with steps down to a cellar.

Agents Notes

- 1) The property is situated within the conservation area.
- 2) The property is approached via a shared private drive to the side and there is a deed of right to use this.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

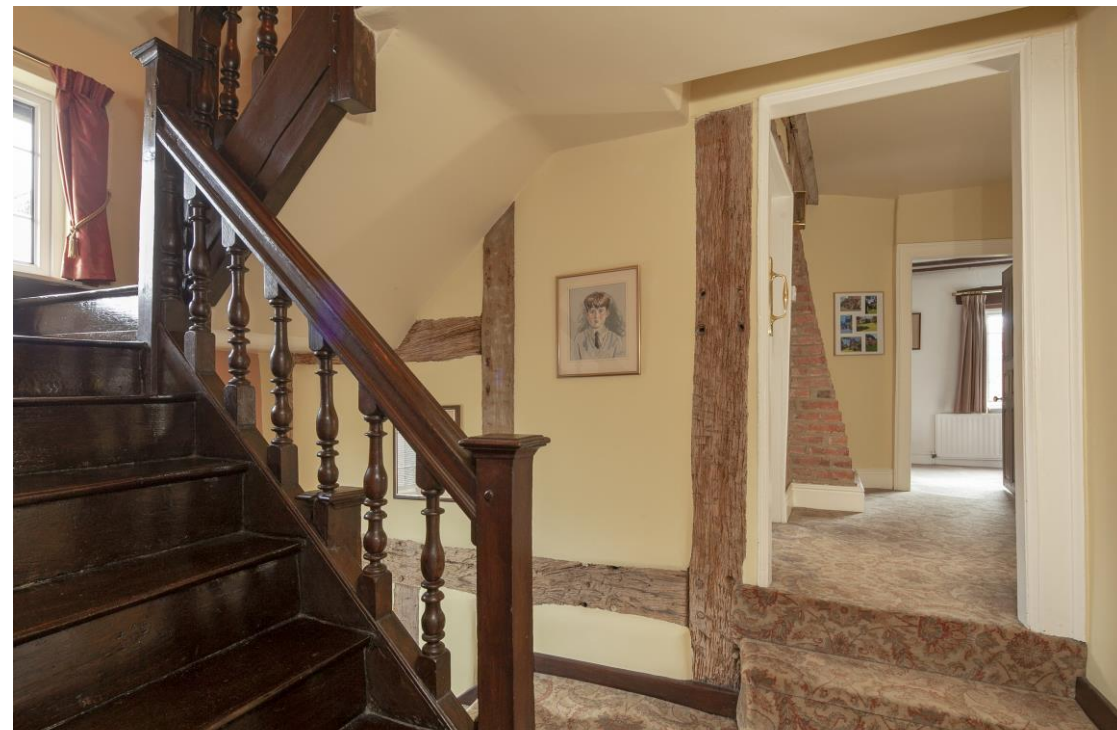
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

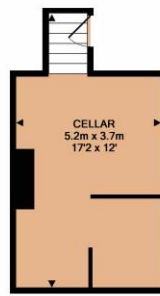
Local Authority/Tax Band: Stafford Borough Council / Tax Band F

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/050419



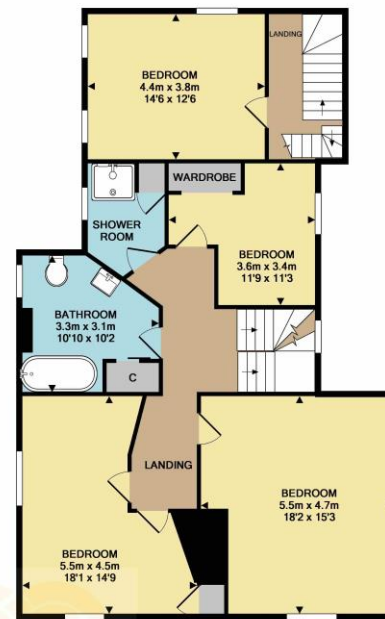




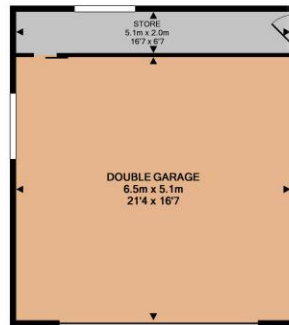
BASEMENT LEVEL



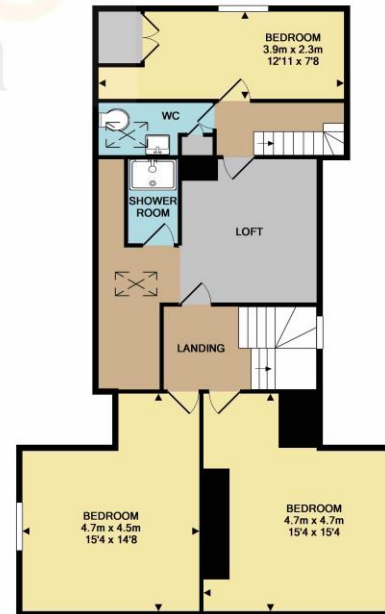
GROUND FLOOR



1ST FLOOR



GARAGE



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

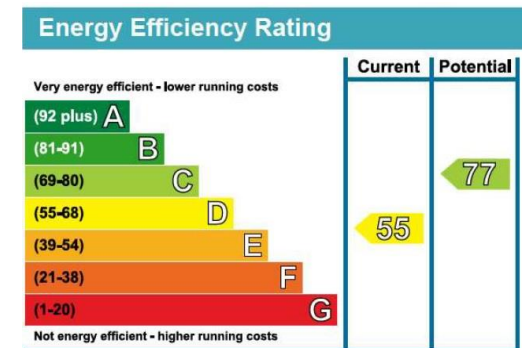
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Referral Fees

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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