

Oak House

Bury Ring, Stafford, ST18 9DQ

John German





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A charming extended traditional detached house providing excellent and spacious family accommodation. Occupying a truly delightful plot with impressive gated drive and lovely established gardens.

The whole plot extends to approximately 0.47 of an acre.

Porch, Lounge, Dining Room, Sitting Room,
Breakfast Room, Kitchen, Utility, Study, Shower Room.

First Floor: Four Bedrooms (Principal En Suite),
Family Bathroom.

Outside: Gardens, Drive, Garage.

NO UPWARD CHAIN

Guide Price

£585,000



Accommodation

A superb oak framed **Porch** with impressive vaulted ceiling and tiled floor. **Sitting Room** having patio doors opening to the rear terrace and garden, side window and recessed fireplace and adjoining recessed alcove. There is a semi open plan **Lounge and Dining Room**, the **Lounge** has three bow windows and a brick fireplace with raised quarry tiled hearth and a cast log burner. Stairs rising to the first floor landing and a wide opening to the **Dining Room** which has a side window. **Breakfast Room** thoughtfully situated next to the kitchen and with doors opening to a very pleasant terrace and garden. Contemporary style vertical radiator, wooden strip floor and an ornamental fireplace. Steps up to a **Lobby Area** which has a **Shower Room** off and comprises shower cubicle, pedestal wash basin, low flush w.c and tiled splash backs. There is an attractive **Kitchen** with wide opening to the breakfast room and a superb range of high and low level units with granite work surfaces and a granite drainer to the one and a half bowl stainless steel recessed sink. Integrated appliances comprising induction hob with a double oven beneath and a concealed extractor canopy above. In addition there is an integrated dishwasher. Vertical radiator, tiled floor and patio doors opening to the rear terrace and garden. **Utility Room** with a matching range of units, again with granite work surfaces and drainer to a recessed sink. Integrated washer/dryer, tiled floor and a door opening to the **Study**.

The first floor **Landing** has an airing cupboard and off which leads four bedrooms. The **Principal Bedroom** is light and airy with three windows and built in double wardrobe. **En Suite Shower Room** comprising electric shower, integrated wash basin, w.c, vertical towel radiator, tiled floor and splash backs. There are **Two Further Double Bedrooms** and the **Fourth Bedroom** has built in wardrobes. **Family Bathroom** with a white suite comprising bath, pedestal wash basin, low flush w.c, tiled splash backs and vertical radiator.

Outside

The house occupies an enviable and secluded position standing well back from the lane beyond a long and impressive gated drive which is flanked by lovely gardens comprising lawns, mature trees and abundantly stocked borders. To the rear of the property there is an elevated wide deep sun terrace with borders and steps down to a mainly lawned garden which again has a variety of trees and borders. The **Garage** has double wooden doors, side personal door and four windows.

Location

The house occupies a truly delightful location, secluded yet also convenient for the county town of Stafford. Stafford has high street shops, supermarkets and a mainline intercity railway station providing regular Virgin services to London Euston in approximately one hour, twenty minutes, in addition to other excellent services to other cities including Manchester and Liverpool. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.



Directions

From Stafford town centre take the Newport Road (A518 west). Continue up Castle Bank and under the motorway bridge. Pass the right hand turning to Derrington and take the next right onto Bury Ring. Continue up the short hill, the road bears right and the property is the first house on the right.

Services

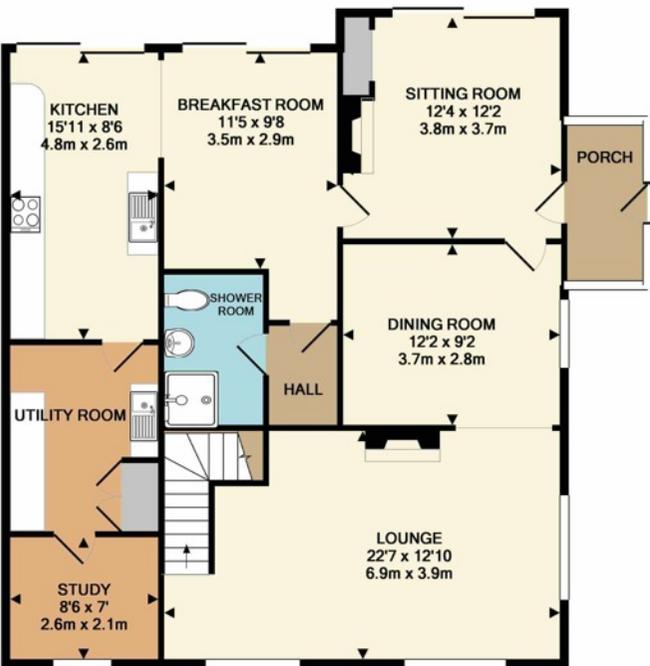
There is mains water and electricity. There is no mains drainage or mains gas. Drainage is to a septic tank. There is oil fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

Agents Notes

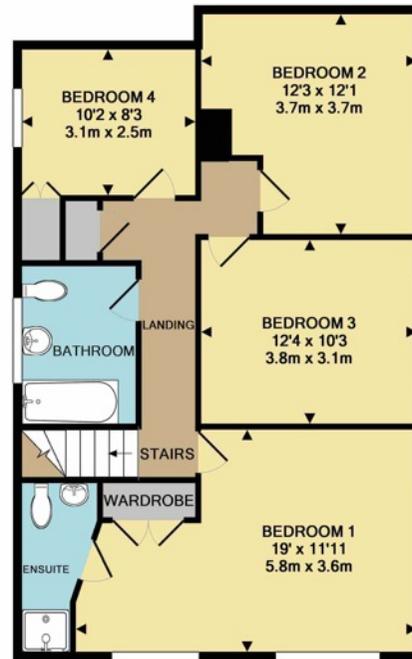
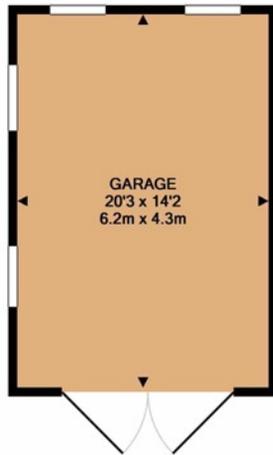
- 1) Please note the property is not registered with Land Registry.
- 2) We understand the original part of the house dates back to 1840 and extensions were carried out in the 1960's prior to our clients purchasing the property. We cannot confirm whether there is any relevant paperwork.

To view this property please call John German Estate Agents at the Stafford Office.





GROUND FLOOR



1ST FLOOR

****When you are at home, we are at work. Please call our NEW Extended Hours Telephone service to book Valuations and Viewings from 5.30pm-7:00pm Monday to Friday****

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Local Authority

Stafford Borough Council

Useful Websites

www.staffordbc.gov.uk
www.environment-agency.gov.uk/maps

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JGG/100918

PHB/KLT/S02912

Floor Plan Clause

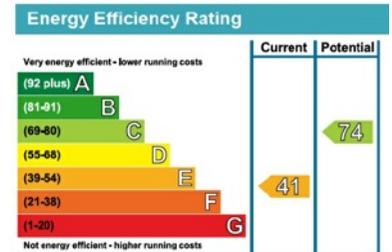
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2017

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.

Measurements

Please note that our room sizes are quoted on a wall to wall basis.



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