

£799,950

James Du Pavey  
INDEPENDENT ESTATE AGENTS



3



2



2



## 5 REASONS WHY WE LOVE THIS HOUSE:

1

LAND!! HUGE PLOT MEASURING IN TOTAL 11.81 ACRES!! Currently being used for sheep to graze! Perfect for those who keep animals or just a fantastic space for kids to play!

2

Substantial garage/outbuilding! Great for those with a hobby or who run a business from home or potential to develop (subject to any necessary planning permissions)

3

The views from this fabulous home are fantastic and far reaching - Quite simply some of the best views I have seen in a long time!!

4

Versatile accommodation with bathrooms on both floors with rooms that can be used as sitting/dining/study/play/bedrooms to suit your needs

5

Accessed via a private driveway in a quiet location being walking distance to local amenities, brilliant commuter links with easy access to M6 & A50



EPC:

Tittensor

Waggersley Cottage, Model Farm, Chase Lane, Staffordshire, ST12 9HH

01785 814917

stone@jamesdupavey.co.uk





The chase is on! Make the race for the perfect home a sprint not a marathon with this beautiful detached home on the edge of leafy Tittensor. The light and airy entrance hallway is bright and welcoming and leads to the large living room which has French doors leading out to the rear garden for sunnier days and a large exposed brick fireplace with log burner which retains that cosy, curl up by the fire feel for cooler days! The kitchen has integrated appliances and has a separate dining room off. A further hallway leads you to two double bedrooms and a bathroom with bath and separate shower. Upstairs you will find a sitting room enjoying the stunning far reaching views, a perfect place to sit and relax and the master bedroom has a beautifully appointed en-suite with sky window and exposed beams with a luxurious double ended free standing bath and a separate shower and a large dressing room with eaves hanging storage and sky window. Outside the property is accessed via a private driveway and has a generous block paved driveway providing parking for several vehicles and leads to a huge detached double garage/outbuilding with electric and lighting perfect for those with a hobby or potential to turn into a self contained annex (subject to necessary planning consents). To the rear of the property the garden mainly laid to lawn with different seating areas ideal for soaking up the sun throughout

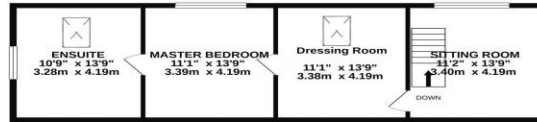
the day and with a summer house! Behind the the garden is just over 11 acres of land surrounded by mature trees currently the home to a few sheep! With it's elevated position above Chase Lane offering views over the surrounding countryside so get under starters orders and race to book your viewing - this is one home you won't want to miss out on! The property is sited within easy reach of both excellent state and private schools and access to the main M6 corridor is around 4 miles away. Surrounded by beauty and nature - Seeing Is Believing!!

#### Directions

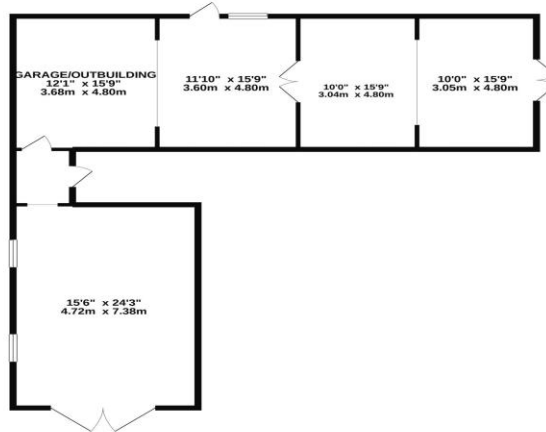
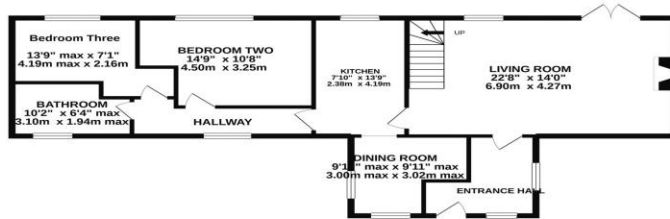
From Stone town centre proceed Northbound along the A34 towards Tittensor/Barlaston. Turn left onto Chase Lane and then turn left along the first Private Driveway. The property will then be found to the left hand side.



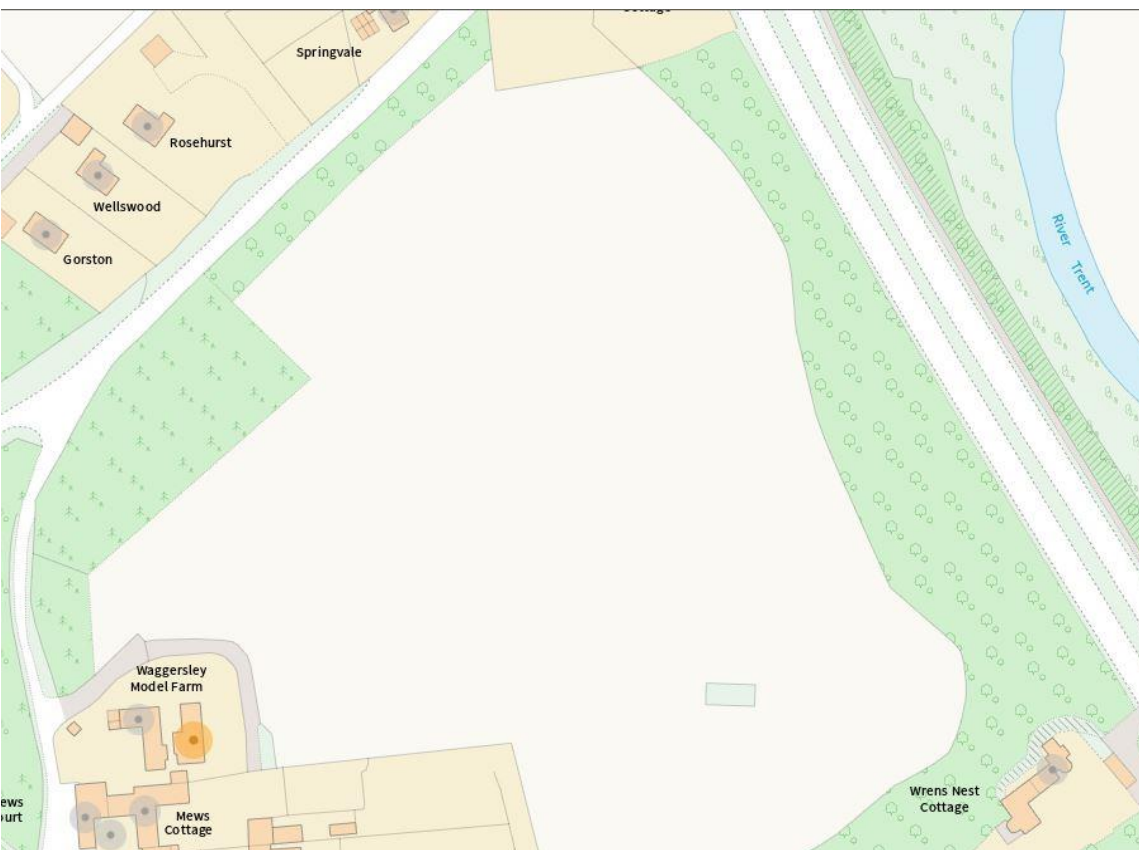
# 1ST FLOOR



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021



Tenure: Freehold –  
Council Tax Band: E  
Notes:





#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

#### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

**James Du Pavey**  
INDEPENDENT ESTATE AGENTS

Christchurch House Christchurch Way Stone Staffordshire ST15 8BZ  
01785 814917 | stone@jamesdupavey.co.uk | www.jamesdupavey.co.uk

