



Plot 10, Green Farm Paddock, Seighford, Staffordshire, ST18 9PQ

Dixon & Co
Sales Lettings Commercial

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4 Crown Bridge, Penkridge

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This spacious family residence is located in the small and bespoke Green Farm Meadow development in the heart of Seighford Village.

Constructed to the highest specifications by the award winning Radmore Homes (First Prize at the LABC Building Excellence Awards in the Best New Small Housing Development Category), this property will be finished to the highest standards and can be customised to suit the requirements of the purchasers. Set in the heart of this charming, rural village, this home will be a very special place in which to raise a family.

Detached and with four bedrooms, the accommodation will feature a large lounge, a luxurious kitchen, a dining room, a utility, a family bathroom, an en-suite and a guest W/C.

The Green Farm Meadows are a small development of bespoke properties located in the heart of Seighford Village within a short walk of all the local amenities and is truly in the heart of the community. The village itself is a vibrant community located out to the West of the county town of Stafford and features a range of amenities including a community owned public house and a sought after primary school. In close proximity to the settlement there are recreational facilities including a fishing club, a tennis club and a gliding club for the more adventurous. As may be expected in a rural location, the village is also surrounded by a range of bridleways and public footpaths.

The village is also noted as having the benefit of superb transport links – M6 Junction 14 = 3.1 miles. Stafford railway station 3.2 miles with mainline services to London Euston (from 1h 27m) Birmingham New Street (from 31 mins), Manchester Piccadilly (from 1h 5 mins), Liverpool Lime street (from 58 mins), Stoke on Trent (from 18 mins – making this an ideal base for commuters who need to be close to their places of work yet wish to live in a more rural locale.

As may be expected in a small bespoke development, the property will be supplied with top quality finishes that can be determined by the purchaser. Please contact Dixon & Co for further details.

For heating and hot water, the property will use a condensing LPG (underground gas storage tank provided by Calor) boiler. This will heat all the ground floor rooms via under floor heating and all other rooms via radiators and towel rails as required. Naturally, with a new build property, the residence is double glazed throughout and heavily insulated leading to an anticipated “C” rating on the provision EPC calculations. For further peace of mind, the building will be covered by a 10 year warranty provided by Checkmate. For further details regarding the warranties provided please contact Dixon & Co.

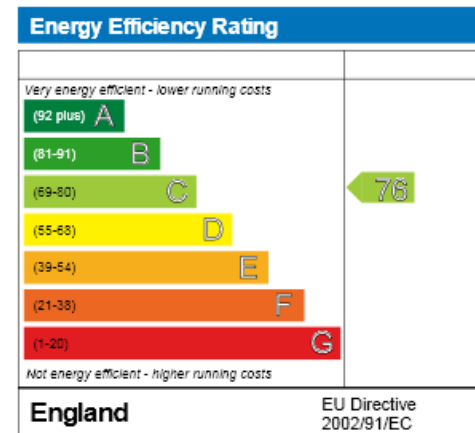
Predicted Energy Assessment Page 4 of 11

House 10, Green Farm Paddocks,
Seighford,
Stafford

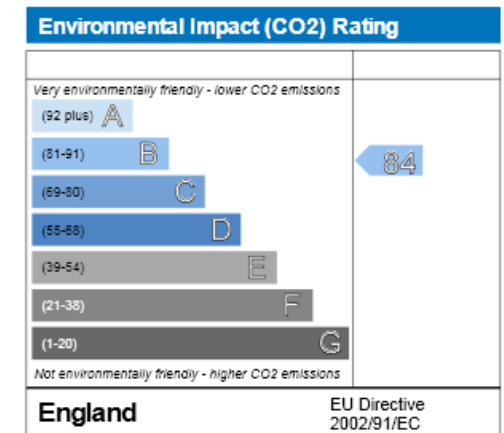
Dwelling type: House, Detached
Date of assessment: 10.Aug.2015
Produced by: Active Energy Assessors Ltd
Total floor area: 114.54 m²

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Entrance Hall: The front door will open out into a centralised hallway that provides direct access into the lounge/kitchen, the dining room, the study, the guest W/C as well as the staircase leading up to the first and second floors.

Kitchen / Lounge: Running the full length of the property, the kitchen / lounge space is the real heart of this property. With windows to both front and rear elevations this will be a brightly lit space that will be ideal for both family life and entertaining. The kitchen area will be offered with a fitted kitchen and appliance package.

Dining Room: Located to the rear aspect of the property and accessed from the main hall, this dining space should easily seat 6 – 8 at dinner. This space also has double doors to the rear aspect of the property for natural light and access to the garden.

Utility: Utility space is to be provided in a separate room located off the kitchen area.

Guest W/C: A guest W/C is to be located off the main hall, adjacent to the stairs to the first floor.

Master Bedroom Suite: The master bedroom suite is located to the rear aspect of the property and will have the benefit of an en-suite bathroom.

Bedroom 2: The second bedroom is a large dual aspect double bedroom located over the lounge space. Of unusually large dimensions for a second bedroom this space will be flooded with natural light and would be ideal as a guest room if required.

Bedroom 3: The third bedroom is another double room located to the rear aspect of the property.

Bedroom 4: The fourth bedroom is a single bedroom located to the front aspect of the property.

Family bathroom: The family bathroom is to be located to the front aspect of the property and is planned to feature a W/C, a bath, a separate shower and a wash hand basin. This space can be customised to suit the requirements of the purchaser by negotiation.

Driveway and Parking : The property is accessed off the central private driveway to the development and will have parking for two vehicles.

Rear Garden : The garden to the property will be landscaped into a charming and private space and is planned to feature a patio space for al fresco dining.

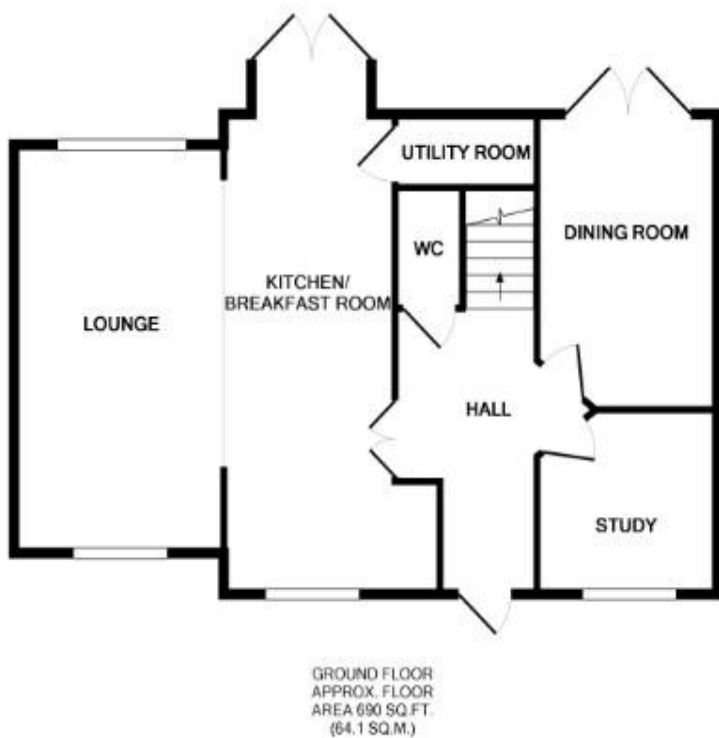
Tenure :The property is offered on a freehold basis.

Services : The property is served by mains water, mains drainage and mains electricity. The gas supply to the property is via an underground tank provided by Calor and is located in the rear garden. There is no mains gas available in Seighford or its immediate vicinity.

Viewings : Viewings are to be accompanied at all times. Please contact Dixon & Co for further details.

INDICATIVE FLOOR PLAN

Plot 10 Green Farm Meadows Seighford, Staffordshire



TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

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.
Made with Metropix ©2015

- Award winning developers
- Four bedrooms
- Master with en-suite
- Lovely entertaining spaces
- Designer kitchen to be fitted
- Opportunity to customise
- Excellent commuter links
- Popular village location

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. Dixon & Co (Stafford) Ltd 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's sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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