



## Orchard Cottage Ashflats Lane, Stafford, ST18 9BP Offers in excess of £475,000

Tucked away along a peaceful country lane, Orchard Cottage is a beautifully presented and deceptively spacious detached home, combining charming character with versatile modern living. Set within a generous plot, the property boasts an attractive frontage with extensive block-paved parking and a delightful outlook over its landscaped grounds.

Internally, the accommodation is well-proportioned and thoughtfully arranged. The ground floor offers a welcoming entrance, a cosy yet stylish living room, and a standout open-plan conservatory that floods the home with natural light—creating an ideal space for dining, entertaining, or simply relaxing while enjoying views of the garden. A well-appointed kitchen and additional reception areas provide flexibility for family life or home working.

To the first floor, the property continues to impress with multiple bedrooms and a family bathroom, all arranged off a central landing. The layout offers excellent adaptability for growing families or those seeking guest accommodation.

Externally, the property truly shines. The expansive driveway provides ample off-road parking for multiple vehicles, while the rear garden features a charming pond area and mature planting, creating a tranquil outdoor retreat. A substantial outbuilding further enhances the appeal, offering potential for a home office, studio, workshop, or additional storage.

Situated in a desirable semi-rural location, Orchard Cottage enjoys the best of both worlds—peaceful countryside surroundings with convenient access to Stafford town centre, transport links, and local amenities.



**Disclaimer**


1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	