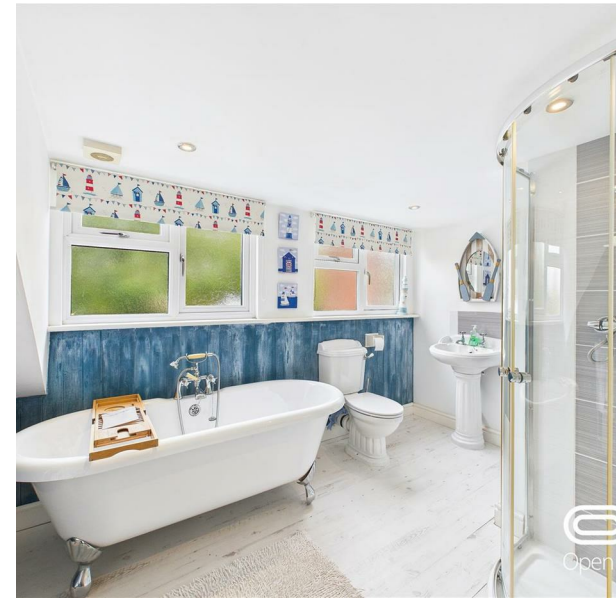


# The Village, Walton, ST17 0LQ

## Offers In The Region Of £585,000





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Council Tax Band: E

## A Charming Four-Bedroom Cottage in the Heart of Walton Village

Tucked away in the sought-after village of Walton, this beautifully presented 1930s cottage combines traditional charm with generous modern living. Offering over 1900 sq. ft. of versatile space, it's the perfect family home for those who value character, comfort, and countryside surroundings.

Inside, the property features four welcoming reception rooms, each full of warmth and individuality. Whether you're hosting family gatherings, working from home, or simply relaxing by the fire, every space has its own inviting atmosphere.

The kitchen blends classic design with modern practicality, while the adjoining dining and living areas provide excellent flow for everyday life. Upstairs, you'll find four well-proportioned bedrooms and two stylish bathrooms, including a family suite with both a freestanding bath and separate shower.

Outside, a large driveway offers ample parking, framed by beautiful mature gardens that enhance the home's curb appeal. The rear garden provides a peaceful retreat—ideal for entertaining or unwinding in privacy.

Located within easy reach of Stafford town centre, highly regarded schools, and scenic countryside walks, this home offers the best of both worlds: rural tranquillity with modern convenience.

If you're searching for a character home with space to grow and room to breathe, this delightful Walton cottage is one you won't want to miss.

About Walton-on-the-Hill, Stafford

Walton-on-the-Hill is one of Stafford's most desirable village locations, set just three miles east of the town centre. It's a conservation area known for its charming character, mature tree-lined lanes, and peaceful surroundings — offering countryside living with easy access to modern amenities.

The village has a strong sense of community, centred around its village hall which hosts local events, clubs, and social gatherings. Families are particularly drawn to the area thanks to its excellent schooling, including Berkswich Church of England Primary School and Walton High School, both highly regarded for their academic standards and community ethos.

Residents enjoy a great balance of rural tranquillity and convenience. Nearby Stafford provides a wide range of shops, restaurants, and leisure facilities, along with mainline rail links to Birmingham, Manchester, and London. The M6 motorway (J13) is just a short drive away, making it ideal for commuters.

Outdoor enthusiasts will appreciate the proximity to Cannock Chase Area of Outstanding Natural Beauty, offering miles of scenic walks, cycling trails, and wildlife. The surrounding countryside provides plenty of opportunities for outdoor activities while maintaining a peaceful village atmosphere.

Walton-on-the-Hill offers an ideal lifestyle for those seeking a well-connected location with traditional charm, strong community spirit, and beautiful countryside right on the doorstep.

### Living Room

The living room is a spacious area featuring a large skylight and multiple windows that let in plenty of natural light. It includes a brick fireplace as a focal point and has wood parquet flooring, creating a warm and inviting atmosphere. The room opens up to the garden via glass doors, offering a lovely view and easy outdoor access.

### Kitchen

This kitchen has a practical layout with plentiful storage and work surfaces in a classic cream finish complemented by wood-effect worktops. It features a double oven range and a ceramic sink, with a door leading to the garden for convenience. The dining area within the kitchen offers space for a table and chairs, making it ideal for family meals.

### Bathroom ground floor

8'6" x 4'1"

This ground floor bathroom is smartly finished and designed for convenience. It features a full-sized bath with overhead rainfall shower and glass screen, complemented by modern wall tiles with a decorative mosaic border. The white vanity unit with integrated basin offers useful storage, while the chrome heated towel rail adds a touch of luxury. Natural light flows through the frosted window, giving the room a bright and airy feel.

### Dining Room

14'10" x 12'5"

A bright and welcoming space positioned at the front of the property. A large bay window allows plenty of natural light to fill the room, creating an inviting atmosphere for family meals and entertaining. The room features neutral décor complemented by a patterned feature wall and a fireplace with timber mantel, adding warmth and character. There's ample space for a full dining set and additional furniture, making it a versatile area that could also serve as a cosy second sitting room if desired.

### Reception Room

12'12" x 10'6"

This reception room offers a comfortable and versatile living space, ideal for use as a snug, family lounge, or playroom. A large bay window fills the room with natural light, while neutral décor and wood-effect flooring create a warm and inviting feel. Built-in storage cupboards provide practicality without compromising on style, and there's ample room for seating and media furniture. It's a flexible room that can easily adapt to suit family life or entertaining needs.

### Playroom

14'10" x 10'

This playroom is a bright, cheerful space designed with family life in mind. Decorated in warm tones and filled with natural light from both a skylight and French doors leading to the garden, it's the perfect room for children to play, learn, and create. The layout allows plenty of floor space for toys and activities, while built-in shelving and storage units help keep everything organised. This versatile room could also be used as a hobby room, home gym, or second lounge depending on lifestyle needs.

### Office

8'10" x 6'

This office provides a practical and private workspace, ideal for home working or study. It features a fitted worktop with sink and storage cupboards, offering flexibility for use as a utility or craft area if desired. A large window brings in plenty of natural light, and there's ample space for a desk, shelving, and filing. The wood-effect flooring and neutral décor make it a functional yet comfortable environment for productivity.

### Guest WC

This guest WC is conveniently located on the ground floor, providing easy access for both residents and visitors. It features a modern white suite with a low-level WC and washbasin, complemented by practical wood-effect flooring. The space also includes built-in storage cupboards, offering useful extra capacity for household essentials. Bright and functional, it's a handy addition to the ground floor layout.

### Bedroom One

19'6" x 10'5"

This main bedroom is a spacious and serene retreat, thoughtfully designed to make the most of the home's characterful roofline. Dual dormer windows fill the room with natural light, while soft décor and fitted wardrobes enhance the sense of calm and practicality. There's ample space for a king-size bed, dressing furniture, and a seating area, creating a comfortable and private sanctuary. The room also benefits from access to its own modern en-suite shower room, adding a touch of luxury to everyday living.

### En Suite

This en-suite shower room combines contemporary styling with everyday practicality. It features a corner shower enclosure with glass doors









and rainfall showerhead, complemented by modern tiling for a sleek finish. The vanity unit with countertop basin and mixer tap adds a touch of elegance, while the frosted window brings in natural light and maintains privacy. Finished with chrome fittings and wood-effect flooring, it's a bright, modern, and well-designed space.

#### **Bedroom Two** 9'1" x 15'8"

This second bedroom is a bright and cheerful space, ideal for a child or guest room. The angled ceilings and dormer window add character, while the pink and white décor creates a warm and playful atmosphere. There's ample floor space for a bed, storage, and play area, along with a built-in open wardrobe for convenience. Natural light fills the room, making it a welcoming and comfortable space within the home.

#### **Bathroom**

The bathroom is a well-appointed space with a freestanding clawfoot bathtub and a separate shower enclosure with glass doors. The room is brightened by three upper windows and features white marble-effect flooring, creating a fresh and clean environment. Additional fittings include a traditional pedestal sink and a toilet.







Open House Staffordshire



Ground Floor



First Floor



Approximate total area<sup>1)</sup>

178.9 m<sup>2</sup>

Reduced headroom

16.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 66      |           |
| EU Directive 2002/91/EC                     |         |           |