



Helping *you* move



## Coton Croft, Coton, Gnosall, ST20 0EQ

An exceptional Edwardian Semi-Detached House, set in beautiful gardens and set back from the road. The property offers a huge amount of character but has been modernised by the present owners to include insulation as much as possible to the highest standards, to provide a charming family home with 4 spacious Bedrooms and 3 Bathrooms in a village location.

Offers in the Region of  
**£575,000**



# Coton Croft, Coton, Gnosall, ST20 0EQ

## Overview

- Superb Edwardian Semi-Detached House
- 4 Double Bedrooms
- No Onward Chain
- Sitting Room, Separate Dining Room
- Beautiful Character Kitchen Breakfast Room
- Utility Boot Room, Office
- Three Bathrooms: Ground Floor W.C and Shower Room, En-Suite and Family Bathroom
- Attached Garage
- Council Tax Band D
- EPC Rating E



## BRIEF DESCRIPTION

A beautiful and distinguished Edwardian property, where spaciousness and character harmonize in every room. A personal visit is highly recommended to fully appreciate its charm. Upon entry, an expansive interior greets you with a sense of warmth and openness. The sitting room showcases a captivating fireplace with a cast iron stove, creating a cosy ambiance. An adjacent Dining Room/Family Room offers versatility for meals and family activities. The Kitchen/Breakfast Room boasts modern units and integrated appliances, a haven for culinary enthusiasts. Additional amenities on the ground floor include a Study, Utility Room, and a contemporary W.C/Shower Room. Ascend to the first floor to discover three exceptional Double Bedrooms all impeccably presented. The Master Bedroom features an En-Suite Shower Room and a Dressing Room. A well-appointed family Bathroom completes this level. A gated Private Driveway and a Single Garage together with generous parking for up to 5 vehicles.

## LOCATION

Coton Croft is close to the canal towpath and old railway line. Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Supermarket, Doctor's Surgery, Dental Practice, Petrol Station, Pubs, Post Office and historic High Street.

Gnosall also has a number of sports clubs including rugby, cricket and football.



Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has LPG central heating, septic tank drainage, mains water and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our office head north on High Street, at the mini roundabout take the second exit onto Stafford Street, go straight across at the next roundabout and at the large roundabout, take the 2nd exit onto A518 and continue for approximately 4 miles where the property will be located on the left hand side and identified by our For Sale Board.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





Total area: approx. 188.4 sq. metres (2028.2 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

Coton Croft, Newport Road, Gnosall



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.