



# Fair Oaks Bungalow

Bromley Wood





**Fair Oaks Bungalow**  
Bromley Wood  
Abbots Bromley  
Rugeley  
Staffordshire WS15 3AG



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A delightful opportunity to acquire a generously proportioned two-bedroom bungalow, in need of internal modernisation, together with an integral double garage and generous surrounding gardens. The property enjoys a peaceful position, boasting pleasant rural outlooks, whilst offering the convenience of nearby amenities.

The property is subject to an Agricultural Occupancy Condition.

**Guide Price:**

**£450,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)



## Location

Fair Oaks Bungalow is situated in a rural location, with views across adjoining countryside, while being situated on the outskirts of the sought-after village of Abbots Bromley, where a basic range of amenities are found. Various popular, nearby towns offer a wider range of amenities such as high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets, and fuel stations. These include Rugeley, situated to the south (7.50 miles), and Uttoxeter, located to the north (8.40 miles). The cities of Stoke on Trent and Derby are each within a 25 mile commute, respectively.

Despite its easy access for commuters to nearby commercial districts, it is immediately surrounded by open countryside, providing attractive, rural outlooks.

## Description

The sale of Fair Oaks Bungalow presents a fantastic opportunity to internally modernise and renovate a spacious two-bedroom bungalow, offering a generous plot complete with a double garage and surrounding gardens.

The property occupies an accessible but private position, with scenic views across adjoining grassland, and easy access into nearby towns and villages. The property is subject to an Agricultural Occupancy Condition.

## Accommodation

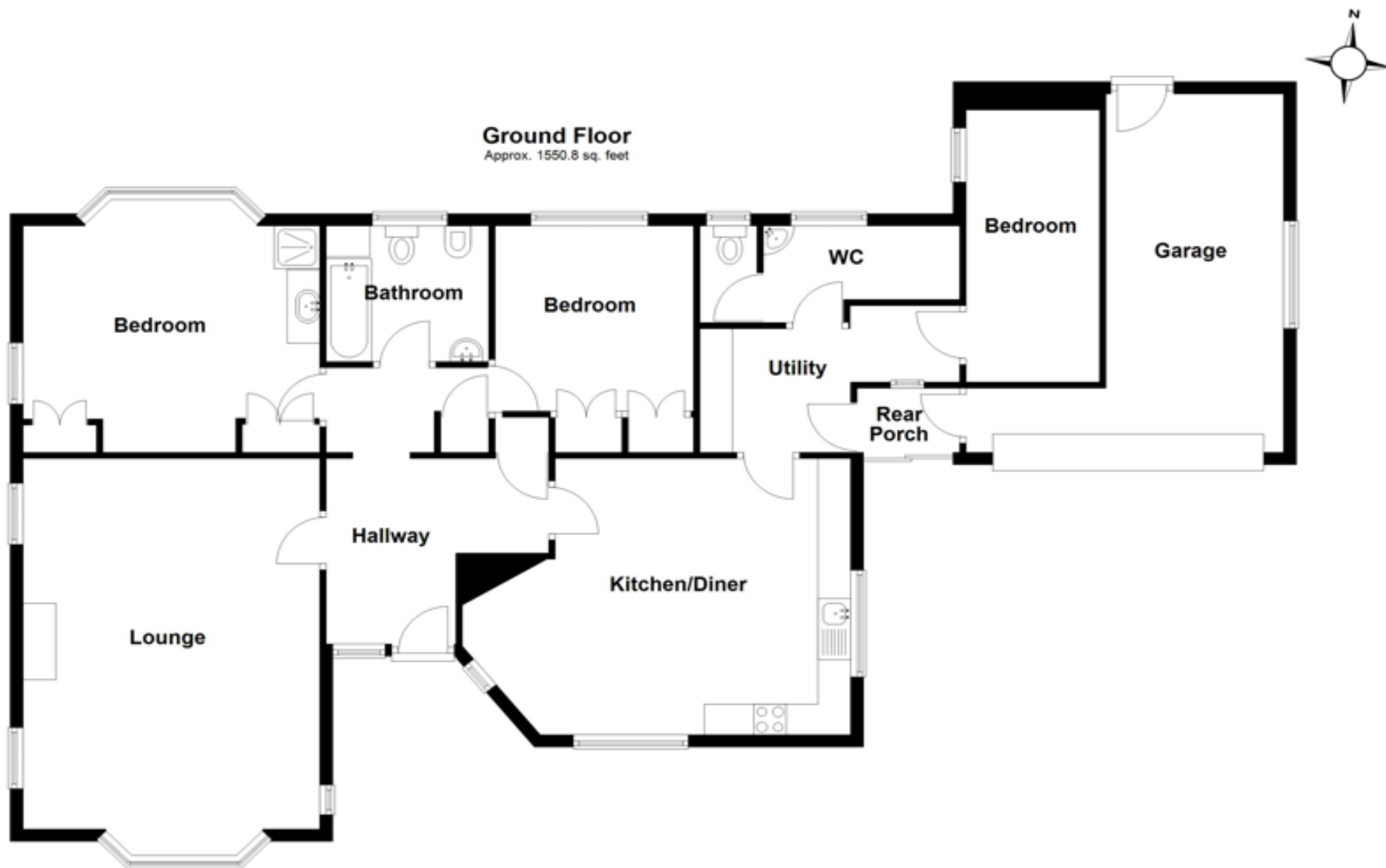
Fair Oaks Bungalow presents a traditional brick-built dwelling requiring internal modernisation and refurbishment, with spacious living accommodation spread across one floor and ample opportunity to adapt and alter to a purchasers preference. The bungalow offers a 'blank canvas' with much potential, suiting those seeking a renovation project, in a pleasant rural position.

The front entrance leads into a welcoming entrance hall, providing access to a spacious living room on the left and a generous kitchen diner on the right, complete with a utility area, W/C, and side entrance porch. To the rear of the property are two well-proportioned double bedrooms and a family bathroom fitted with a bath, hand-basin, and W/C.

## Occupancy Condition

The property is subject to an Agricultural Occupancy Condition, restricting the occupation of the property to those who are employed, or last employed, in the locality of agriculture or forestry, or a widow or widower of such a person, and to any resident dependents.





Total area: approx. 1550.8 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

# General Information

## Services:

Main Water and Electricity. Private Drainage. Oil fired central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Local Planning Authority:** East Staffordshire Borough Council.

## Directions:

What3words:///windpipe.unsecured.celebrate.

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: bakewell@bagshaws.com.

**Council Tax Band – E**

**EPC – E**

**Method of Sale:** The property is for sale by private treaty.

**Solicitors**—Hand Morgan & Owen of 3 Albion Street, Rugeley, WS15 2BY.

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

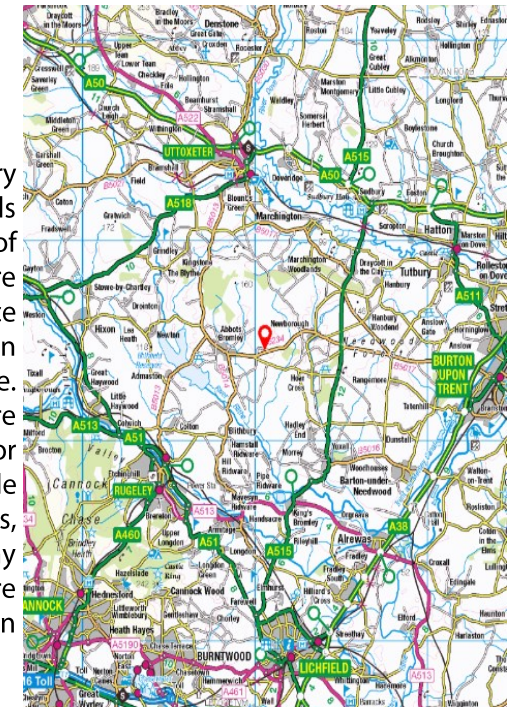
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Parking:

Parking is currently on the Driveway.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







Fair Oaks



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