



PAUL
CARR

Fawns Holt, The Orchard, Little Haywood
Stafford, ST18 0UJ

£645,000

Paul Carr Estate Agents are delighted to present this impressive and spacious chain-free family residence, ideally positioned on the private road of The Orchard within the highly sought-after village of Little Haywood.

Set back in a peaceful and exclusive setting, this substantial home offers generous and versatile living accommodation, perfectly suited to modern family life and enhanced by unobscured views over fields to the rear.

The ground floor is entered via an expansive and welcoming entrance hallway, showcasing mosaic parquet wooden flooring providing access to the lounge which leads to a further sitting room. The heart of the home is the contemporary kitchen-diner, featuring sleek high-gloss cabinetry, under-cabinet lighting and a practical breakfast bar. An extended utility room provides excellent additional storage and functionality, while a recently renovated downstairs cloakroom completes the ground floor accommodation.

An oak staircase rises from the impressive entrance hall to a galleried landing, leading to five generously proportioned double bedrooms - offering flexibility for families, home working or guest accommodation. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a separate family bathroom with both a bath and corner shower cubicle.

Externally, the property benefits from a double garage and ample parking. To the rear, the garden enjoys a pleasant outlook, backing directly onto open fields, offering privacy and a semi-rural feel.

Located in one of the area's most desirable villages, this chain-free home combines privacy, space and countryside surroundings while remaining conveniently placed for local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

20' 3" x 10' 5" (6.16m x 3.18m)

Sitting Room

10' 5" x 11' 9" (3.18m x 3.59m)

Kitchen-Diner

11' 11" x 21' 4" (3.63m x 6.49m)

Utility Room

8' 0" x 9' 7" (2.43m x 2.93m)

Downstairs Cloakroom

3' 3" x 6' 8" (1.00m x 2.03m)

Galleried Landing

Bedroom One

11' 4" x 13' 11" (3.45m x 4.24m)

Master En-Suite

7' 10" x 3' 7" (2.39m x 1.10m)

Bedroom Two

11' 11" x 13' 6" (3.63m x 4.11m)

Bedroom Three

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Four

9' 10" x 10' 6" (2.99m x 3.19m)

Bedroom Five

11' 11" x 8' 2" (3.63m x 2.49m)

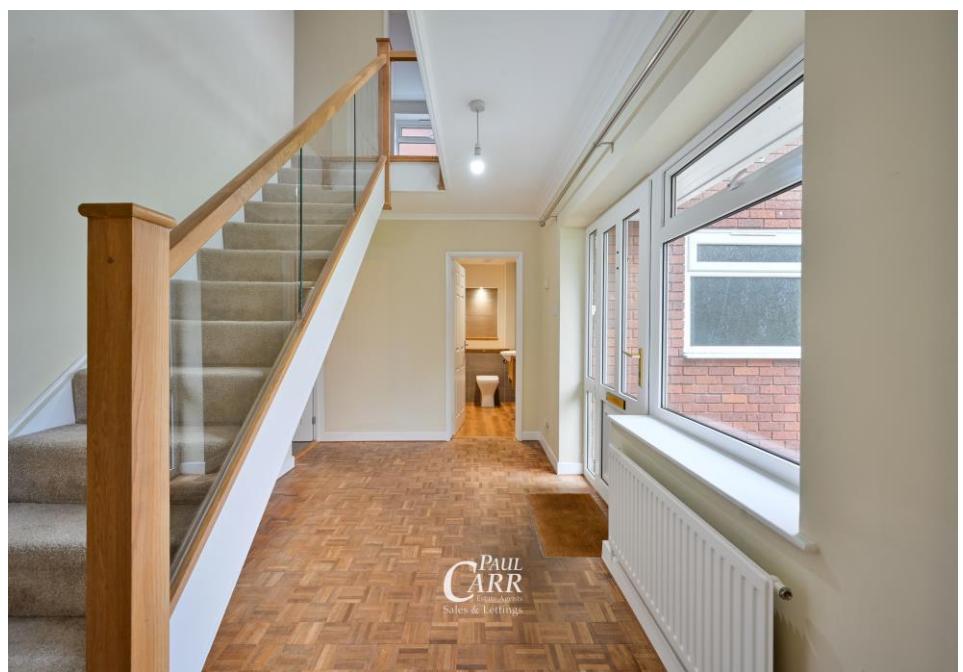
Family Bathroom

8' 0" x 7' 8" (2.43m x 2.33m)

Double Garage

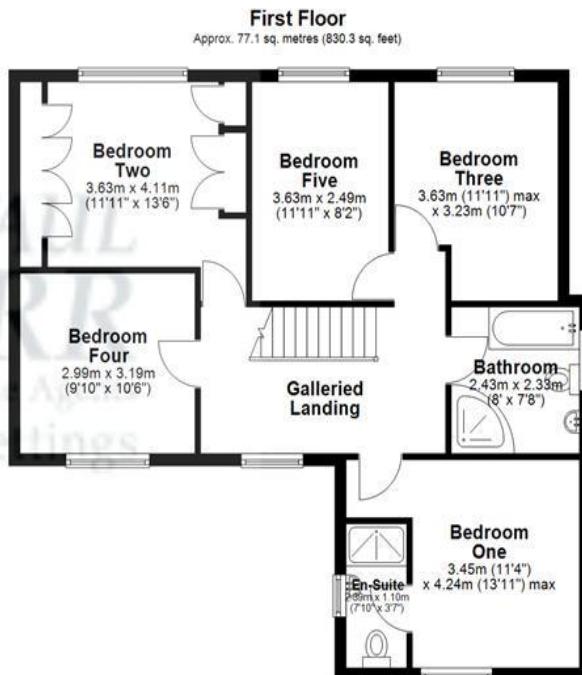
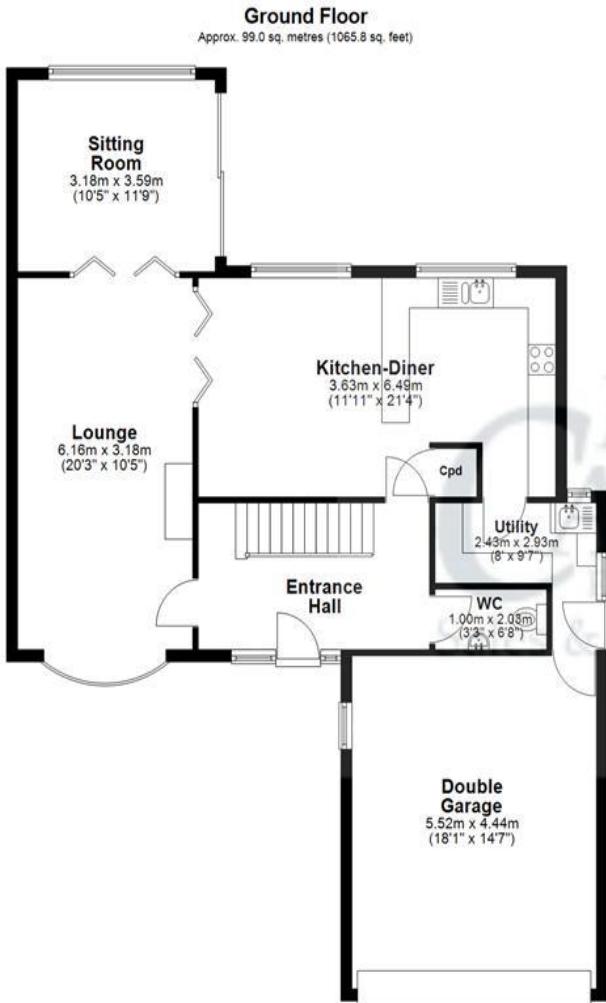
18' 1" x 14' 7" (5.52m x 4.44m)



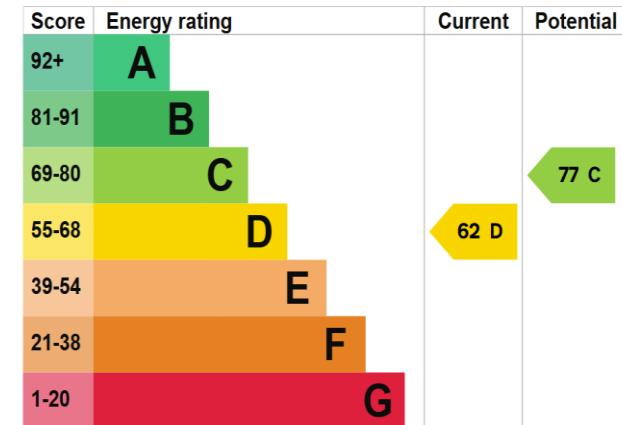


Floor Plan

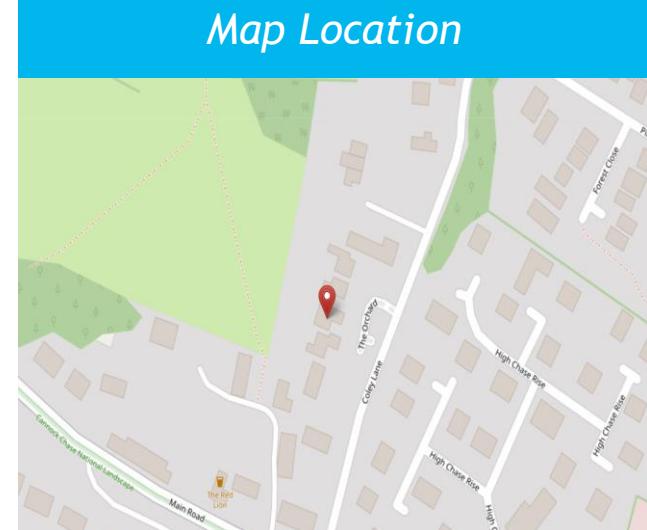
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 21st January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarresteagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property Ombudsman**

 **naea propertymark**
PROTECTED