

Taylor's Lane

Stubwood, Uttoxeter, ST14 5HX

John
German





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£650,000

Magnificent traditional detached family home providing sympathetically extended and balanced accommodation, occupying a delightful plot extending to approximately 0.6 acre in total.

Situated on the rural outskirts of the hugely popular village of Denstone on a no-through road, viewing and consideration of this attractive substantial family sized home is essential to appreciate its extended accommodation providing a good balance between the versatile ground floor accommodation and the spacious first floor accommodation. Retaining character and a lovely sense of home, the property makes an ideal home for a multigenerational family, blended family or those who work from home.

The village of Denstone is within walking distance providing a range of amenities including the village school, the award winning Denstone Farm Shop, the Tavern public house and restaurant, active village hall, tennis courts and bowling green, and the church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes to the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne and their wide range of amenities are both within easy commutable distance, and there is also a choice of schools including the well regarded three tier system in Uttoxeter, plus Denstone College and Abbotsholme private school.

A traditional tiled canopy porch with a lovely part obscured glazed entrance door opens to the welcoming reception hall which provides a delightful introduction to the home, with front facing windows providing light, useful fitted coat and boot/shoe storage, plus doors leading to the spacious ground floor accommodation and the attached garage.

The real hub and heart of this home is the spacious open plan living/dining kitchen having a feature stone slabbed floor with underfloor heating and wide French doors in the living area opening to the lovely timber framed canopy and garden. The kitchen area has a range of units with fitted worktops and an inset sink unit set below one of the windows overlooking the garden, a range stove with a feature mosaic tiled splashback and extractor hood over and space for further appliances. Doors lead to the useful pantry room and the utility room which has space for appliances, plus a door to the outside.

The main living room has a lovely timber floor with underfloor heating and a focal corner chimney breast with a log burner set on a slabbed hearth, exposed beam and two windows providing ample natural light. A door leads to the lobby where stairs rise to the first floor, a uPVC part double glazed door to the conservatory that is in need of attention/replacement, and to the dual aspect family/playroom overlooking the garden with the feature stone slabbed floor with underfloor heating and a door opening to the living/dining kitchen. This space provides a real flow to the principal living areas.

The third separate reception room is currently used as a study, again with underfloor heating and a window overlooking the garden.

Completing the ground floor space is the fitted shower room, ideal if you've been outside in the garden, having a three piece suite incorporating a double shower cubicle with a mixer shower over.

To the first floor, the pleasant landing has a dual aspect seating/reading area, plus a sun pipe in the other section providing natural light. Doors lead to the six good size bedrooms, five of which can accommodate a double bed, all enjoying an impressive outlook.

The spacious dual aspect master has the benefit of a walk-in wardrobe and the potential for its en suite shower room, presently being plastered with plumbing but left to make your own choice of suite.

The fabulous refitted family bathroom has a contemporary white suite incorporating a standalone slipper bath and a separate shower cubicle, half tiled walls and a mosaic patterned floor. Finally, there is the separate WC which has a modern two-piece suite with half tiled walls.

Outside, the property sits in a delightful enclosed, established plot that extends to approximately 0.6 acre in total, predominately laid to lawn providing ample space for kids to play with natural garden areas to encourage wildlife and a vegetable garden for the good life. Adjacent to the living/dining kitchen is the paved patio which has a timber frame canopy providing all year round use and access to the gardeners WC. There are further seating areas and well stocked beds and borders containing a large variety of shrubs and plants plus trees, all in all the outside space is a bit of a haven.

A part shared drive leads to a tarmac driveway which provides ample off road parking for numerous vehicles, further to the garage that has an up and over door, power and light, plus a personal door to the outside.

Please note, the property benefits from solar panels providing reduced electricity costs and we are advised by the vendor an income of approximately £500 per annum, the ownership of which will be transferred to the buyer.

What3word: forgets.reminds.unpacked

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil & electric underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/13052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

2821.65 ft²

262.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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