

# Hollis Lane

Denstone, Uttoxeter, ST14 5HP

John   
German









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Offers In Excess Of £600,000

This has to be the perfect spot tucked away in what feels like a rural location but is actually a very short walk from the centre of the village and Denstone College, enjoy the beauty and privacy of this stunning rural landscape but with all the convenience of village life.



This generous detached family home is situated off College Road with FAR REACHING COUNTRYSIDE VIEWS including the Weaver Hills in the sought after village of Denstone. The village has a pub restaurant, vibrant village hall, tennis courts and bowling green and the famous Denstone Farm Shop is in close proximity. There is a good primary school together with the independent school of Denstone College, the well renowned JCB Academy and Ryecroft Middle School, are also nearby. The market towns of Ashbourne and Uttoxeter are within commuting distance as is the A50 with its M1 and M6 connections. Uttoxeter has the famous Racecourse, a local railway station, schools, sports and leisure facilities, shops, bars and restaurants.

Well maintained and presented with oil fired central heating and uPVC double glazing. Entrance to the property is the front storm porch with glazed entrance door and matching side panels that open into a spacious entrance hall with stairs rising to the first floor. Modern oak panel doors lead off to the ground floor living spaces. At the end of the hall is a spacious ground floor cloak/WC fitted with a low flush WC and a vanity wash basin with storage beneath, window to the rear and hanging space for coats.

The lounge is a generous room with a beamed ceiling and a lovely triple aspect coming from a bow window to the front, a window to the side and patio doors to the rear. The feature fireplace forms the focal point of the room with a brick surround housing a coal effect fire (originally an open fire), and a tiled hearth.

The dining room is a lovely space for entertaining with a bow window overlooking the front garden, beamed ceiling, door to the hallway and a sliding doors leading into the kitchen.

The kitchen has been refitted with a range of base and eye level units with Corian worksurfaces with an inset sink unit and a matching central island with curved edge base units, integrated Neff double oven, integrated Neff microwave oven with hob and cooker hood over plus an integrated fridge and freezer. There is a large window overlooking the rear garden, a courtesy door to the garage and door leading through to the utility room that is fitted with a Belfast sink, plumbing for a washing machine, free standing central heating boiler, storage shelving, window to the rear elevation and an entrance door to the garden.

On the first floor stairs lead to a spacious wrap around landing with access to the roof space, doors leading off to the bedrooms and shower room and a window to the front from which are stunning far reaching views.

Bedroom one sits to the rear of the property with double aspect window all with spectacular views and a range of fitted wardrobes. The en-suite bathroom is fitted with a five piece suite comprising panelled bath with wall mounted shower over; twin wash basins set on a vanity unit, low flush WC and windows to the rear.

Bedrooms two, three and four are also lovely double rooms with fitted wardrobes and windows with lovely countryside views.

The family shower room has been refitted with a walk-in shower; wash hand basin set in a vanity unit, a low flush WC, full tiling, a double glazed window to the rear elevation and built-in airing cupboards.

The attached double garage has two electric up and over doors, two windows to the rear elevation, power and lighting. Outside the property is set in the middle of the plot with lovely mature gardens on all sides being mainly laid to lawn with herbaceous beds and borders and set with ornamental trees and mature boundary hedging. There is a paved patio area adjacent to the rear of the house which is lovely and sheltered, perfect for outdoor dining alongside various seating areas dotted around the garden from which the stunning views can be enjoyed.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and in terminal recording devices.

**Property construction:** Parking: Drive Electricity supply: Mains

**Water supply:** Mains Sewerage: Septic tank Heating: Oil

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

**Broadband type:** 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 F

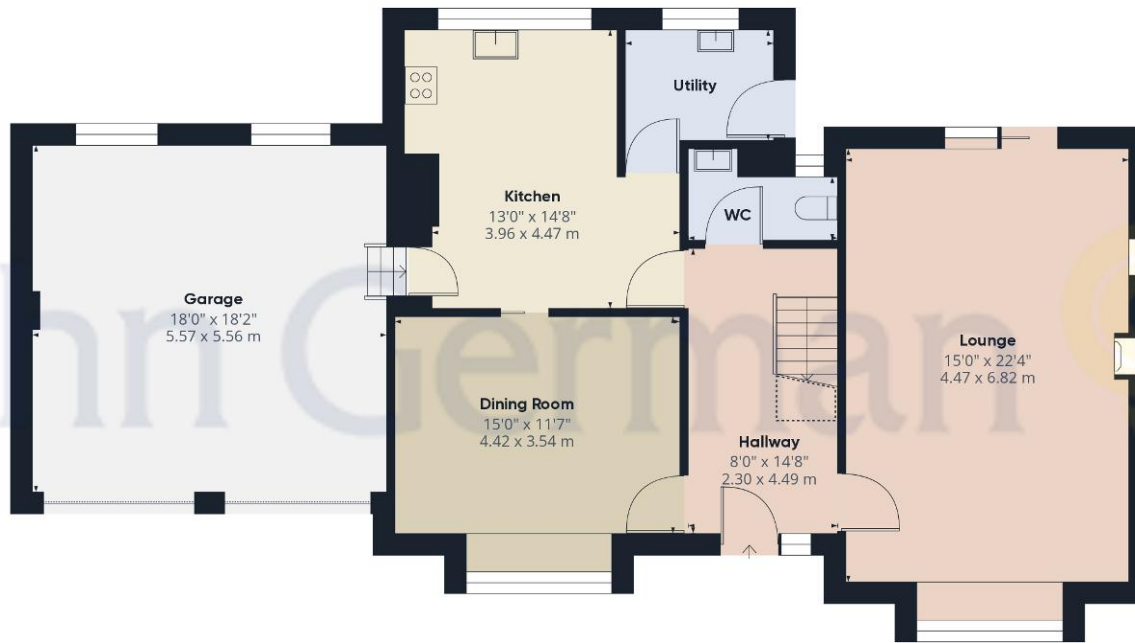
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG A/30072024









Ground Floor

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

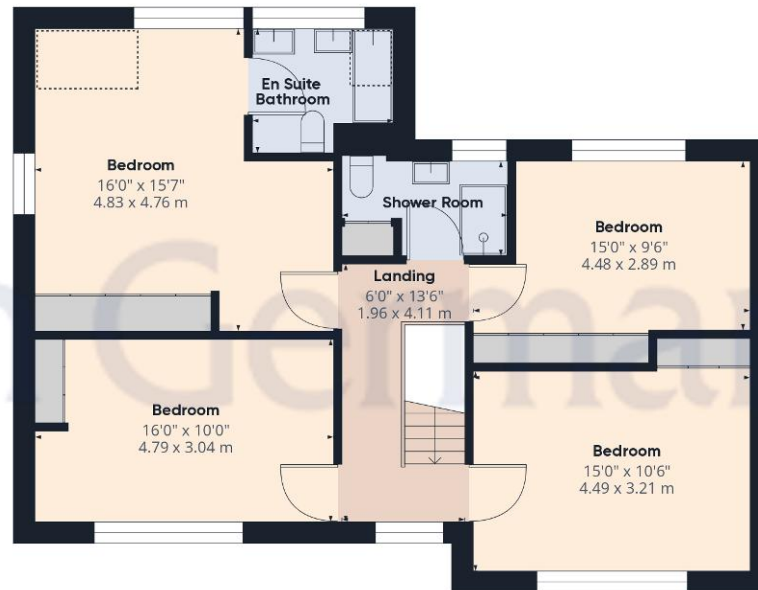
2081.85 ft<sup>2</sup>

193.41 m<sup>2</sup>

**Reduced headroom**

38.1 ft<sup>2</sup>

3.54 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





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#### Agents' Notes

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#### Referral Fees

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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