

Bramshall Road

Kiddlestitch, Uttoxeter, ST14 5BD

John 
German





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£585,000

Extremely handsome Victorian detached home,
providing well proportioned family sized
accommodation, retaining a wealth of character
and features, occupying a delightful plot and
enjoying far reaching views over fields.



Internal inspection and consideration of this majestic, traditional former farmhouse is essential to appreciate the home's retained features including its high ceilings, fireplaces, Minton tiled floor in the hallway and room dimensions. The current owners have invested in making considerable improvements to the property, notably its roof, windows and doors, thought there is scope to personalise the property to make it your own. Occupying a delightful plot that extends to approximately 0.28 acre in total, enjoying southerly facing views over the surrounding fields and countryside.

Situated on the edge of town within easy reach of the centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi screen cinema.

Accommodation: A replacement composite door with a glazed uplight opens to the welcoming central hallway, having a beautiful Minton tiled floor and an original staircase rising to the first floor, with solid doors opening to the spacious ground floor accommodation.

To the right is the delightful dual aspect living room, having a focal fireplace with a feature marble surround, enjoying a pleasant front outlook. On the opposite side of the hall is the equally sized dining room, also having dual aspect windows and a pleasant front facing outlook plus a focal marble fireplace and open fire.

A solid timber door opens to the spacious dining kitchen which has a range of shaker style base and eye level units with timber worktops and an inset ceramic sink unit set below the window, a chimney breast which provides space for a gas range stove and an extractor hood over, fitted dresser in the recess and an integrated dishwasher. Double glazed sliding patio doors open to the sunroom which overlooks the garden and a further door leads to the downstairs WC.

The inner lobby links the kitchen to the reception hall, also having a part double glazed door opening to the rear courtyard. A further door leads to the useful laundry room which has brick thralls, a fitted worksurface and units with space for appliances.

The cellar is approached from the entrance hall providing potential to be converted into usable space.

To the first floor, the landing has a front facing window providing natural light and a lovely far-reaching view, plus a built-in storage cupboard and doors leading to the four good size bedrooms, all of which are able to easily accommodate a double bed and furniture. The two front facing bedrooms have feature fireplaces and the far-reaching views. The superior dual aspect family bathroom has a white four piece suite, incorporating both a panelled corner bath and separate double shower cubicle with a mixer shower over, having tiled walls and a feature herringbone floor. A door opens to stairs leading to the attic room, providing potential to be used as den, playroom or office.

Outside, the property sits in a plot that extends to approximately 0.28 acre in total, mainly laid to lawn with well stocked beds and borders, containing a range of topiary shrubs, bushes and trees, a gravelled orchard area, space for a chicken run and a paved patio positioned to take full advantage of the views over the adjacent fields and countryside. A gravelled driveway provides parking for numerous vehicles.

What3Words: future.decisions.gathering

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 internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

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

Broadband type: TBC

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

Our Ref: JGA11122024

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.

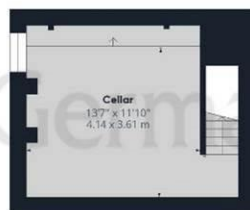












Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2407.66 ft²

223.68 m²

Reduced headroom

47.09 ft²

4.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

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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		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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