

# Wootton Lane

Farley, Stoke-on-Trent, ST10 3BJ

John  
German









# Wootton Lane

Farley, Stoke-on-Trent, ST10 3BJ

£369,000

**Substantial traditional semi detached home with well presented and much improved family sized accommodation occupying a good sized landscaped plot enjoying magnificent far reaching panoramic views to the rear.**





Providing well-proportioned, tastefully presented and much improved accommodation, viewing and consideration of this lovely family sized home is essential to appreciate its semi-rural yet convenient location, the work done by the current owner and notably its lovely landscaped rear garden which enjoys a good degree of privacy and wonderful far reaching views over the surrounding countryside.

Situated on the outskirts of the popular villages of Alton and Oakamoor where a range of amenities can be found, there are also numerous walks on the doorstep through beautiful surrounding countryside. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance.

**Accommodation** - An impressive timber framed enclosed porch with a slabbed floor provides an ideal area for kicking off those boots and coats, or a pleasant seating area if desired. From here a door opens to the central hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation. To the right is an extremely comfortable lounge that has a focal chimney breast with a cast log burner set on a brick hearth, a feature wooden parquet floor and both a front facing window and wide bi-folding doors opening to the rear patio.

To the left is the hugely impressive remodelled kitchen which has an extensive range of base and eye level units with quality work surfaces and inset sink unit, fitted induction hob, a contemporary extractor hood, two electric ovens, an integrated wine cooler, dishwasher and fridge freezer. The rear porch area has a double glazed door opening to the rear patio and doors leading to the useful utility room which has a modern two-piece suite and space for appliances, plus the delightful dining room which also provides space for soft seating and has wide French doors opening to the patio enjoying far reaching views.

To the first floor the landing has a sun pipe providing natural light and doors leading to the four good sized bedrooms, all of which can accommodate a double bed. The spacious rear facing master bedroom enjoys some stunning far-reaching views over countryside and the benefit of a walk-in wardrobe/dressing room. Completing the accommodation is the fabulous, refitted family bathroom having a contemporary white four-piece suite incorporating both a deep slipper bath with a standalone mixer tap and shower attachment, and a corner double shower cubicle with a mixer shower over, with feature splashbacks and a plain glass window enjoying the far reaching views.

**Outside** - To the rear a paved patio provides a lovely entertaining area enjoying a good degree of privacy leading to a good-sized garden that is mainly laid to lawn with well stocked beds and borders and a 'winding' path leading to further seating areas and to a vegetable garden that has space for sheds and a greenhouse. At the bottom of the garden is a further seating area and access to the extremely useful summerhouse which has insulation and power providing further entertaining space or an ideal home office, having French doors to both the front and rear, again enjoying those countryside views. To the front is a block paved driveway providing ample parking for several vehicles leading to the garage.

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

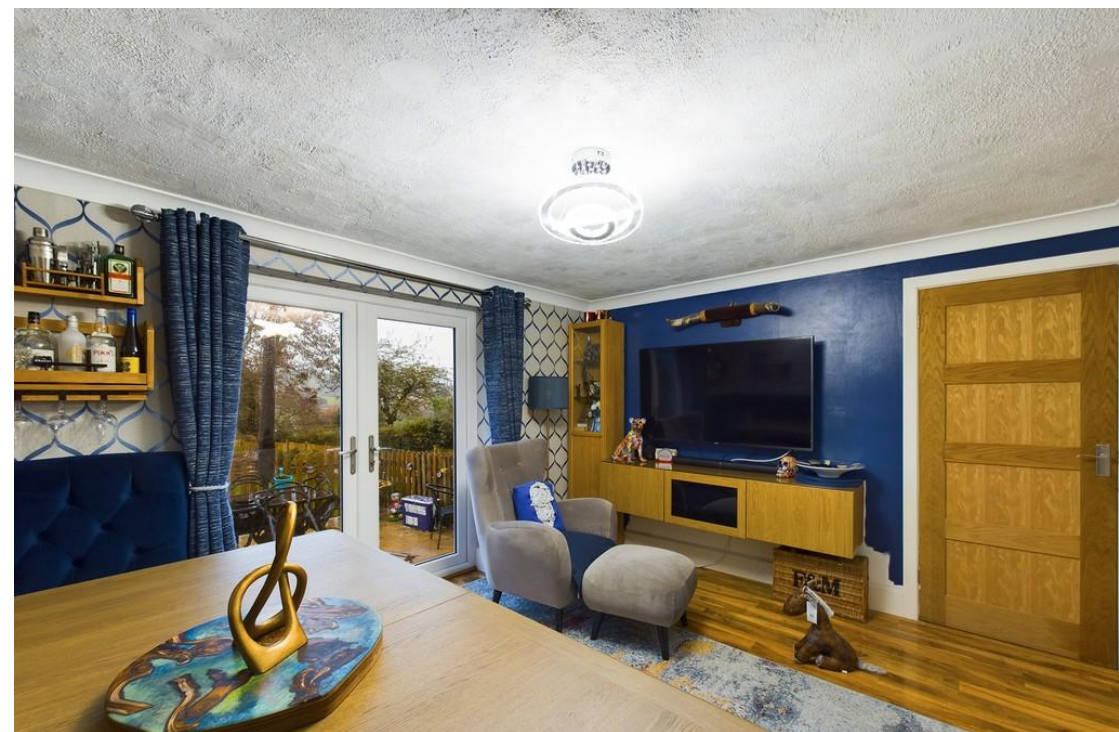
**Services:** Oil fired central heating. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Construction:** Standard. **Parking:** Driveway & garage.

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

**Our Ref:** JGA/23112022/10012025

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band C



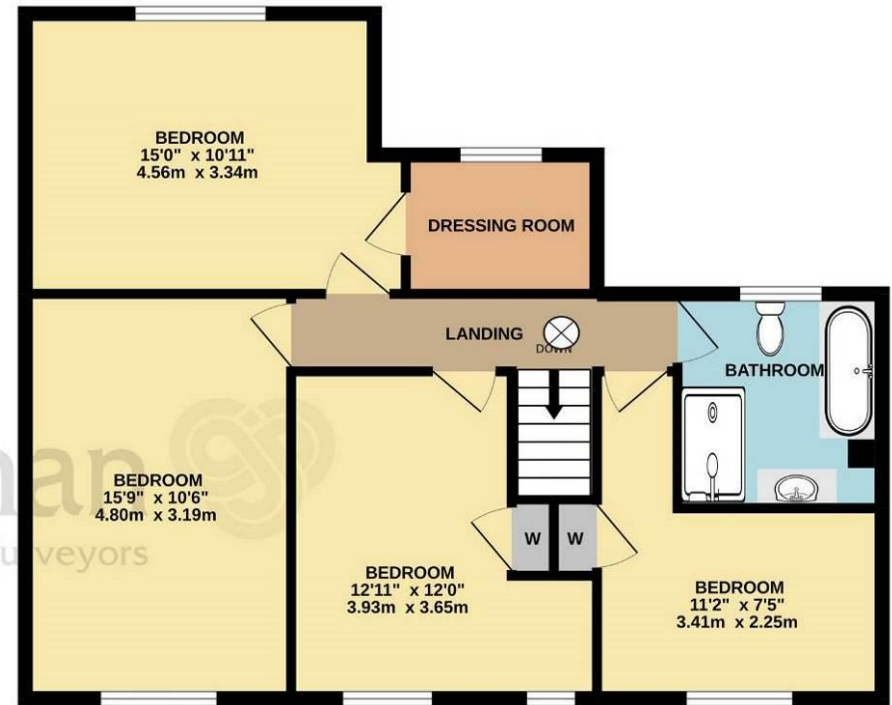




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022





## 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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**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 per referral.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



## John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





