

Birch Cross

Marchington, Uttoxeter, ST14 8NX

John German





Birch Cross

Marchington, Uttoxeter, ST14 8NX

£595,000

Beautiful Grade II listed thatched cottage providing well presented and spacious accommodation immersed in a wealth of original features, character and charm. Occupying a delightful plot extending to approx. 0.23 acre.



A rare opportunity to purchase a piece of English history – a magnificent and unique 17th Century detached thatched cottage providing deceptively spacious accommodation which is well maintained and presented throughout. Immersed in an abundance of original features including exposed beams, wall timbers, latch doors and fireplaces. Benefitting from far reaching first floor views over the surrounding countryside and fields, this special residence occupies a plot that in total extends to approximately 0.23 acre, including parking and a detached garage.

Occupying the delightful well tendered plot that backs onto fields and situated on the outskirts of Marchington within easy commutable distance to the towns of Uttoxeter and Burton upon Trent, plus the cathedral city of Lichfield.

Accommodation - A thatched canopy porch with a part glazed entrance door opens to the welcoming hall, having a tiled leaded window providing additional light, stairs rising to the first floor, and a tiled floor that runs into the kitchen. Doors lead to the ground floor accommodation which is all steeped in original features, and the fitted downstairs WC.

The dual aspect fitted kitchen has an extensive range of base and eye level units with work surfaces and a breakfast bar, an inset sink unit set below one of the two windows, space for a range stove with an extractor hood over, an integrated dishwasher and space for a fridge freezer. The laundry room has a fitted worktop and plumbing for a washing machine, plus additional appliance space.

The charming dining room is also dual aspect and has a focal exposed brick chimney breast with a log burner set on a hearth, further exposed features and a second staircase to the first floor.

The wonderful sitting room has an original inglenook fireplace with a timber beam and a log burner set on a slabbed hearth, a window overlooking the garden, and a timber door to the outside.

An inner hallway has a front facing window and doors leading to the fully fitted study, and the fabulous triple aspect living room which is flooded with natural light, having two wide bow windows overlooking the garden, French doors to the patio, further windows to the rear, and currently having a brick built bar area.

To the first floor, the landing is divided into three sections with latch doors leading to the four good size bedrooms, all of which enjoy views over the surrounding countryside and a multitude of original features. Completing the accommodation is the fully tiled family bathroom which has a white four piece suite incorporating both a corner panelled bath and a separate corner shower cubicle with an electric shower over.

Outside, the magnificent residence is set in a plot which in total extends to approximately 0.23 acre with well tendered lawns and well stocked borders containing a variety of shrubs and plants, with a paved patio providing a lovely seating area having a summer house and a delightful low level box hedge maze. Vehicular access leads to the detached garage which has an up and over door, power and light, and an adjoining parking space.

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: Timber framed & thatched roof

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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 G

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

Our Ref: JGA/17032025

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.

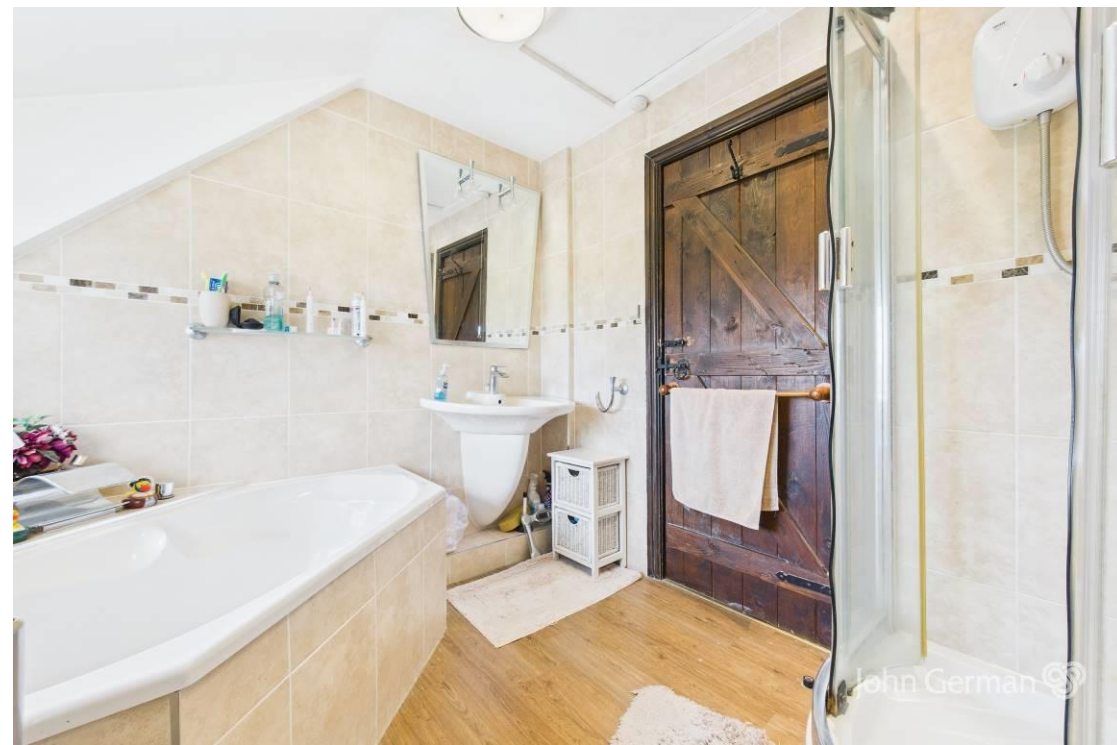
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

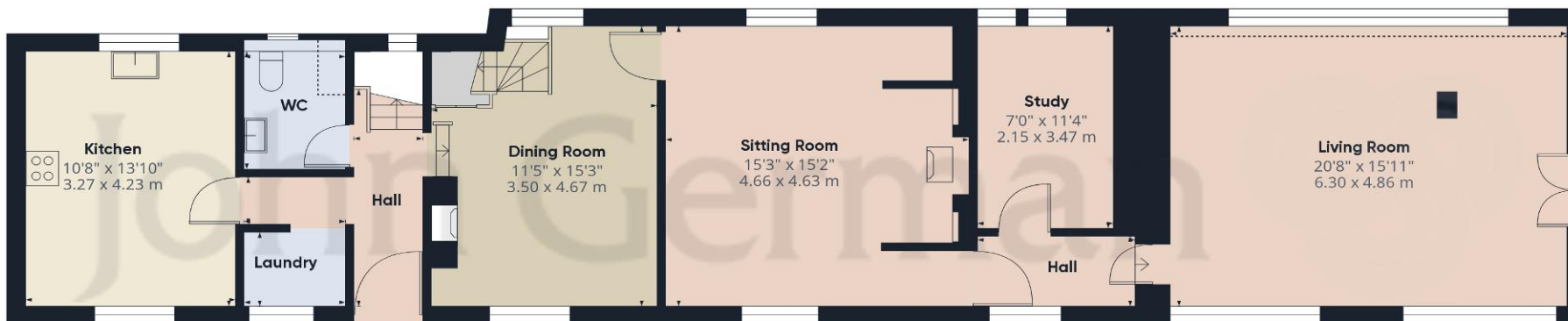












Ground Floor

Approximate total area⁽¹⁾

1871.19 ft²

173.84 m²

Reduced headroom

90.89 ft²

8.44 m²

(1) Excluding balconies and terraces

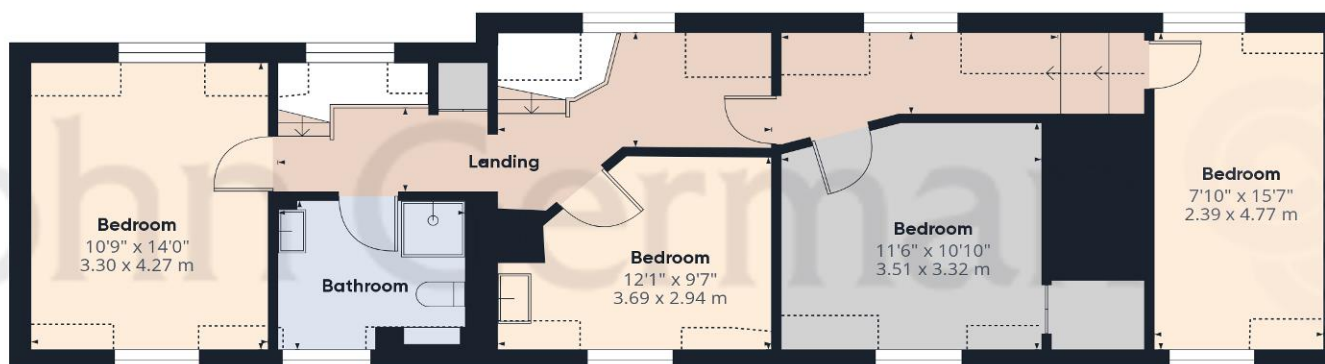
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



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.



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



