

# The Square

Marchington, Uttoxeter, ST14 8LF

John   
German









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£650,000

Extremely handsome double fronted traditional cottage with sympathetically extended accommodation combining character with modern living, with a fabulous detached two storey annexe.





Occupying a delightful plot extending to approximately 0.22 acre, internal inspection and consideration of this truly stunning home is absolutely essential to appreciate the amount of work, time and thought the current owners have invested to harmoniously combine its character with everything you would expect from modern living, including the magnificent open plan kitchen which has bi-fold doors opening to the rear garden, and an air sourced heating pump with underfloor heating. In addition to this special residence is the old tailors shop, a fully renovated converted two storey annexe which is highly suitable for a dependent relative or a holiday let enterprise.

Situated in the heart of the highly regarded and desirable village, within easy walking distance to its amenities which include St. Peters first school, the Dog & Partridge public house, the community village store, church and the cricket ground that plays home to Uttoxeter cricket club. The towns of Uttoxeter and Burton upon Trent plus the cathedral city of Lichfield are all within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways.

**Accommodation:** An enclosed porch opens to the central hall, having a feature mosaic floor and stairs rising to the first floor, plus doors to the spacious ground floor accommodation.

To the right is the comfortably sized dual aspect sitting room, an ideal space for cosy evenings.

To the left is the hub of the home, the stunning open plan living dining kitchen which in total extends to the full depth of the home. Presently to the front is the living area with exposed beams, opening to the magnificent kitchen area, having an extensive range of units with a large island creating the focal point. Quality worktops with an inset sink unit and feature tiled splashbacks, an induction hob and built-in single oven and microwave, plus an integrated dishwasher, fridge freezer and wine cooler, and a useful understairs cupboard. Towards the rear is the dining area which is immersed in natural light provided by wide bi-folding doors offering a view of the garden and direct access to the outside entertaining space plus double glazed skylights and a side facing picture window.

The fitted side porch/utility has units matching the kitchen, including a boot cupboard and seat, plumbing for a washing machine and both a window and door to the side elevation. Completing the ground floor space is the guest cloakroom/WC having fitted storage to one side and a contemporary two piece suite.

To the first floor the pleasant landing has a feature ceiling and front facing window providing natural light, plus a built-in airing cupboard housing the pressurised hot water cylinder. Doors lead to the three good sized bedrooms, all of which are easily able to accommodate a double bed and enjoy pleasant outlooks, with the two front facing rooms having focal original fireplaces. The rear facing master is bathed in natural light provided by the window overlooking the garden and two double glazed skylights. Also having the benefit of a luxury ensuite shower room which has a contemporary suite incorporating a double shower cubicle with a mixer shower over, plus contrasting tile splashbacks and floor.

Finally there is the equally luxurious family bathroom, also having a contemporary suite incorporating his and hers wash hand basins, a standalone bath with a mixer tap and shower attachment, plus a double separate shower cubicle again with a mixer shower over.

**The Tailors Shop:** This detached and extremely cute two storey annexe has a composite and part obscured double glazed door opening to the open plan triple aspect living dining kitchen, including French doors opening to the outside entertaining space. There is range of base and eye level units in the kitchen area, with worksurfaces and an

inset sink unit set below one of the windows with tiled splashbacks. A door opens to the shower room which has a modern three piece suite incorporating a corner shower cubicle with an electric shower over. Stairs rise to the spacious first floor double bedroom, having a side facing window and double glazed skylights.

**Outside:** To the rear, a spacious natural stone paved patio provides a delightful seating and entertaining area with timber edging, incorporated bench seats and borders extending to behind the Tailors Shop.

A shallow ramp leads to the good seized garden which is predominately laid to lawn, enclosed by a mixture of fencing and established hedges with space for a workshop and sheds, greenhouse and vegetable beds plus a further seating area at the top of the lawn.

To the front there is a garden laid to lawn enclosed to three sides, with a barked border and shrubs.

A block paved driveway to the side elevation provides off road parking for several vehicles.

Please note Japanese Knotweed was present in the garden, this has been professionally treated and removed with certification available.

What3Words: ambitions.clauses.committed

**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:** Mains

**Heating:** Air sourced central heating

(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 C

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

**Our Ref:** JGA17032025

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John German





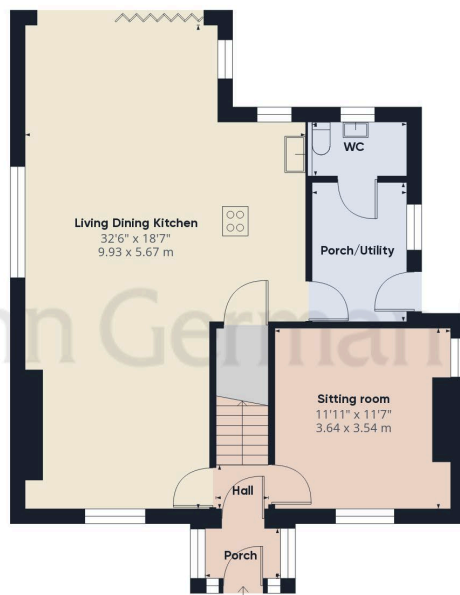




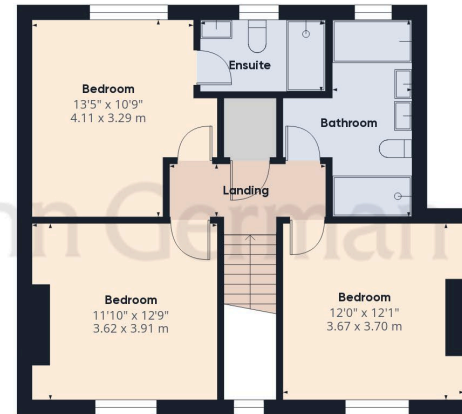








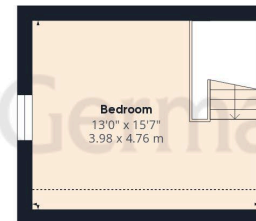
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
1781.97 ft<sup>2</sup>  
165.55 m<sup>2</sup>

**Reduced headroom**  
20.68 ft<sup>2</sup>  
1.92 m<sup>2</sup>

(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**





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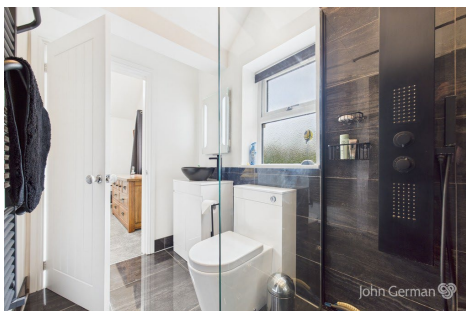
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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