

Loxley House

Lower Loxley, Uttoxeter, ST14 8RZ

John 
German






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£995,000



Majestic individually designed and built country home providing fabulously proportioned and balanced family accommodation. Occupying a gated plot which extends to approx. 1.68 acre in total, enjoying privacy and views.

Internal inspection and consideration of this extremely handsome Georgian style country residence is imperative to appreciate the immaculately maintained and beautifully presented accommodation which has been sympathetically extended and remodelled by the current owners to provide a hugely impressive open plan living/dining kitchen and garden room.

Occupying a fabulous gated plot extending to approximately 1.68 in total comprising delightful formal gardens enjoying privacy, a small paddock and off road parking for numerous vehicles, plus the detached double garage. Situated on the rural outskirts of Uttoxeter, providing easy access to its centre, the county town of Stafford and the surrounding road networks including the A50 dual carriageway which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation – A canopy porch with a part double glazed entrance door opens to the central reception hall which extends to the full depth of the home, having a feature limestone tiled floor, providing an extremely welcoming introduction to the home and setting the standard of the entire accommodation. Stairs rise to the first floor and doors lead to the extended ground floor family sized accommodation and the fitted guest WC.

The principal dual aspect living room enjoys views over the gardens and has a focal open fireplace with a feature surround. The study has fitted furniture incorporating cupboards and shelving, plus a workstation set below the wide window enjoying a view of the surrounding fields. A door opens to the useful storage room which houses the oil-fired central heating boiler. The separate formal dining room also overlooks the formal gardens and could easily be utilised as a family room or games room depending on your needs, having a focal fireplace with a cast fire.

The real heart of this magnificent home is the extended L shape living dining kitchen, providing an abundance of space for both relaxing and dining with underfloor heating throughout. The superb kitchen area is immersed in natural light and has an extensive range of shaker style units with a large island positioned below the double glazed lantern skylight, having granite worktops and breakfast bar, an inset sink unit set below the wide side facing window, a fitted induction hob with a contemporary extractor hood over, built in electric oven and additional combination oven, integrated dishwasher, plus space for a fridge freezer.

A part glazed door opens to the serene garden room which also has underfloor heating and flooded with natural light from the dual aspect bifold doors opening to the grounds, and a double glazed lantern roof. Enjoying views over the formal grounds and with glazed doors opening to the dining room, which provides a fabulous flow to the home, especially when entertaining.

From the living/dining area, a part glazed stained door opens to the rear porch which has a feature tiled floor with heating, providing space to kick off those shoes or boots and take off your coats, with a composite part double glazed door to the outside. A door leads to the fitted utility room which has the same tiled floor, a fitted worktop with an inset sink unit set below the window, plumbing for a washing machine and additional appliance space. Completing the ground floor space is the luxury shower room with its modern white suite incorporating a double shower cubicle with a mixer shower over, and the same feature tiled floor.

To the first floor, the pleasant landing has windows providing natural light, a built-in airing cupboard housing a pressurised hot water cylinder and access to the loft via a pull-down ladder, which is predominantly boarded. Doors open to the five good size bedrooms, all of which can accommodate a double bed and enjoy views over the surrounding countryside.

The impressive dual aspect master has fitted wardrobes and the benefit of a luxury en suite shower room having a white suite with fitted storage, his and hers wash hand basins set below one of the dual aspect windows, and a double shower cubicle with a mixer shower over. A door opens to a dressing room which has built in wardrobes to one side and currently provides access to bedroom three. Finally, there is the fitted family bathroom having a four piece suite incorporating a panelled bath and separate shower cubicle, painted panelling and a tiled roof.

Outside – Adjacent to the home are natural stone paved patios providing delightful seating and entertaining areas leading to the formal gardens which are predominantly laid to lawn, enjoying a high degree of privacy with well stocked borders, shrubs and low-level box hedges. Gates lead to the further lawned area which has a variety of established trees, and electric double gates opening to the sweeping gravelled driveway which provides parking for numerous vehicles. This gravelled drive also provides access to the small paddock area. To the rear of the home, a further set of electric double gates open to additional parking and the detached double garage which has an electric roller door, power and light. A further enclosed lawn area provides an additional seating area and raised beds. The total plot extends to approximately 1.68 acre.

Please note, part of the grounds beyond the home and formal gardens is subject to a covenant imposed by a previous owner, whereby development requiring planning permission or building regulations (with the exception of a garden shed, greenhouse or stables) may trigger a 25% payment of the value of the land concerned.

What3words: reactions.stood.filled

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:** Large driveway & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Septic tank. **Heating:** Oil
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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
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.

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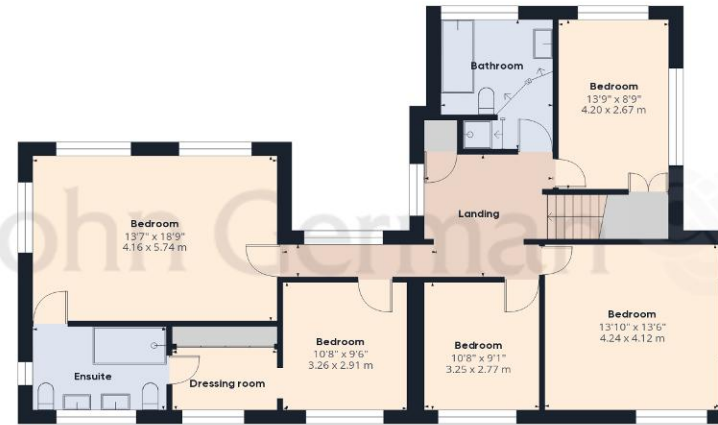








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3236.38 ft²

300.67 m²

Reduced headroom

9.49 ft²

0.88 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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