

# Woodland Views

Marchington, Uttoxeter, ST14 8NF

John  
German









## Woodland Views

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£625,000

**Stunning looking detached residence providing well proportioned and highly versatile accommodation, presented and appointed to an extremely high standard, located in a highly desirable village.**



Highly suitable for a variety of potential family buyers including multi generational homes, blended families or those simply looking to downsize, internal inspection of this highly impressive individual home is essential to appreciate its versatile layout and standard.

Situated in this highly popular and well regarded village within walking distance to its range of amenities including St. Peter's First School, The Dog and Partridge public house and restaurant, community village shop, village hall and the 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 plus the cities of Derby and Stoke on Trent.

**Accommodation** - An enclosed light and airy reception hall with a glazed roof and underfloor heating provides a hugely impressive introduction to the home with mirrored doors concealing a built in doaks cupboard and guest's WC.

The hub of the home is the large dual aspect open plan living dining kitchen that is perfect for families and entertaining having full height windows to the front and side elevations plus wide uPVC double glazed French doors to the garden. The focal point of the room is the media wall which has an inset living flame effect electric fire. The kitchen has an extensive range of contrasting units with feature lighting and complementary worktops alongside an island with an inset sink unit. There is an integrated dishwasher, space for a range stove with extractor hood over and space for an American style fridge freezer.

An inner hall leads to the three bedrooms including the fabulous master suite which has a bank of fitted wardrobes and a wide opening to the superior en suite shower room that has 'his and hers' wash basins with cupboards under, a corner shower area and wide obscure double glazed French doors to the courtyard garden.

The excellent family bathroom has a white five piece suite incorporating 'his and hers' wash basins, a deep panelled bath and a separate corner shower cubicle with an electric shower room.

The fourth bedroom is approached via the dining area having French doors out to the courtyard garden and the benefit of its own en suite shower room with a white three piece suite.

From the reception hall, a door leads to a lobby area where steps lead to the remaining accommodation starting with a ground floor adaptable room which was previously the double garage and is presently utilised as a gym. It would equally be adept to be used as a games room or home cinema. French doors open to the courtyard garden and doors lead to a laundry room with fitted units and concealed appliance space, and to a dressing room that in turn leads to a WC.

Above this is a first floor double bedroom which has skylights and storage space in the eaves.

Outside - To the rear is a walled, low maintenance courtyard garden which enjoys a high degree of privacy with natural stone effect paving and timber decking plus a raised slate bed.

To the side is a lawned garden which wraps around to the front, enclosed by established hedges with raised beds.

Feature granite steps with slate shale borders leads to the front door. A wide driveway provides off road parking for several vehicles.

**Please note:** The external photographs used are from previous marketing.

**what3words:** sharpness.changing.laughts

**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:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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 C

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

**Our Ref:** JGA/10062025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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 1<sup>st</sup> 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.







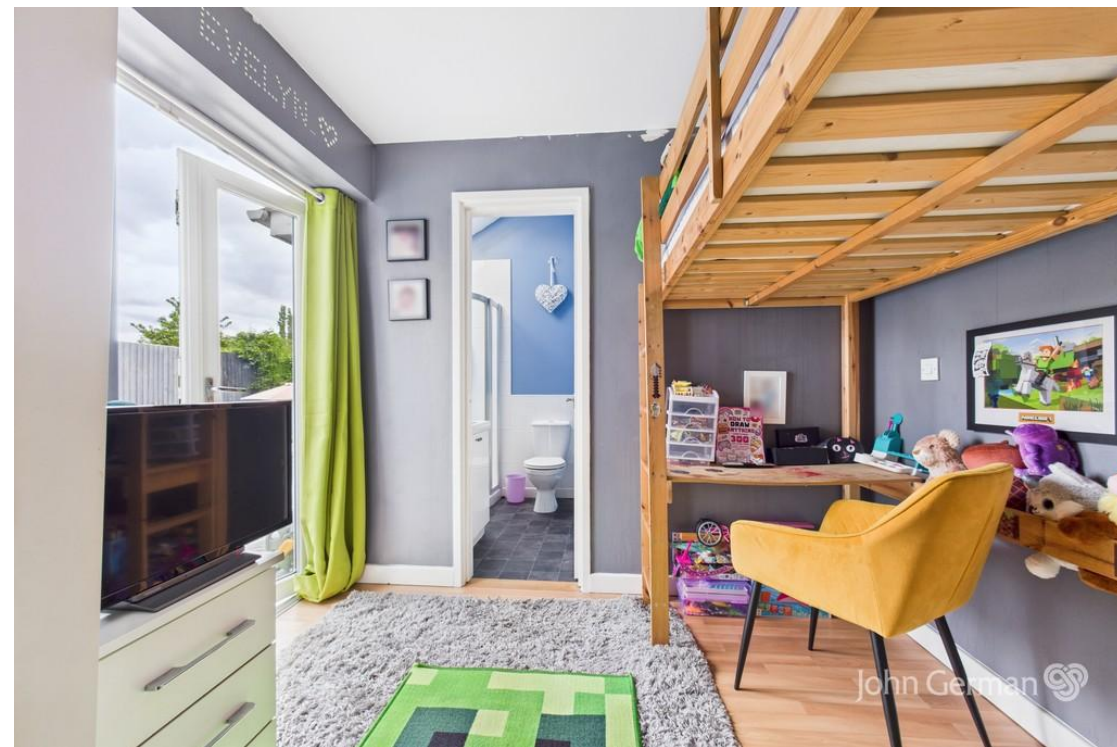
















Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2299 ft<sup>2</sup>

213.4 m<sup>2</sup>

**Reduced headroom**

74 ft<sup>2</sup>

6.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	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  
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