

Stocks Lane

Bramshall, Uttoxeter, ST14 5DW

John 
German





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£399,995

Well presented and upgraded traditional style detached home providing generously sized family accommodation, situated in the well regarded and sought after village.



For sale with no upward chain involved, internal inspection of this excellent Stan Clarke built family home is essential to appreciate its extremely good condition, room dimensions and layout including the hugely impressive dining kitchen, and its exact position. Situated in the well regarded and sought after village of Bramshall within walking distance to its amenities including the Butchers Arms public house and restaurant, active village hall and play area, Sargeants local butchers and shop, and the picturesque St Lawrence church. The town of Uttoxeter with its wide range of facilities is only a short drive away, with surrounding towns and road networks also within commutable distance.

Accommodation: A welcoming reception hall provides a lovely introduction to the home, where stairs rise to the first floor and a feature tiled floor flows into the dining kitchen and the guest cloakroom/WC. Doors lead to the spacious ground floor accommodation and into the garage.

The generously sized lounge has a focal wall mounted living flame effect electric fire and wide sliding patio doors providing an abundance of natural light and direct access to the pleasant garden. Part glazed double doors open to the hugely impressive open plan dining kitchen which extends to the depth of the home, having wide French doors in the dining area opening to the garden. In the kitchen area there is an extensive range of base and eye level units with worksurfaces and an inset sink unit set below the side facing window, with further light coming from a front facing window, a fitted gas hob with a contemporary extractor hood over, built-in double electric oven, integrated dishwasher and space for a fridge freezer, plus a useful understairs cupboard. A part glazed door leads to the utility extension which has a range of fitted units and worktops, plumbing for a washing machine and further appliances, a front facing window and a part double glazed door to the rear garden.

To the first floor the landing has a built-in double airing cupboard and doors leading to the four good sized bedrooms, all of which can accommodate a double bed. The spacious front facing master bedroom enjoys a pleasant outlook and has the benefit of a bank of built-in wardrobes and a refitted ensuite shower room, which has fully tiled walls and a modern white suite incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom also having fully tiled walls and a modern white suite incorporating a panelled bath with an electric shower over and a side facing window providing natural light.

Outside: To the rear a wide natural stone paved patio provides a delightful seating and entertaining area enjoying a degree of privacy, leading to the lawn which has well stocked borders, space for a shed, timber fencing to three sides and gated access to the front.

To the front is a garden laid to lawn and a tarmac driveway providing ample off road parking, leading to the garage which has an up and over door, power and light, and direct access into the home.

What3Words: drill.couriers.silk

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:** Mains gas (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 E

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

Our Ref: JGA18082025

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 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 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.





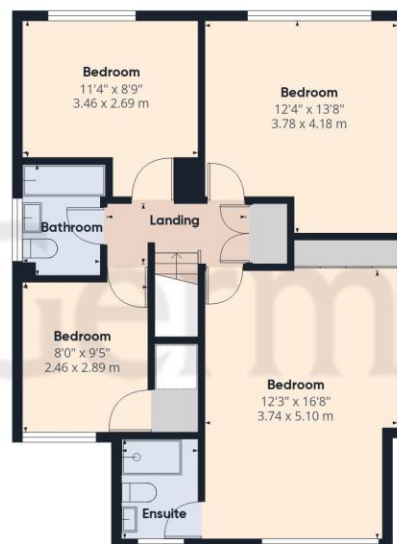


Ground Floor

Approximate total area^m

1456 ft²

135.1 m²



Floor 1

(1) Excluding balconies and terraces

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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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