

New Road

Uttoxeter, ST14 5DT

John German



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£839,000

Attractive traditional detached home with well-proportioned accommodation combining character with high specification modern living, occupying an established plot extending to approx. 0.84 acre on the outskirts of Uttoxeter overlooking fields.

Internal inspection and consideration of the individual and extremely impressive home is absolutely essential to appreciate its superior standard and tastefully presented accommodation, providing an ideal balance between the generously sized ground floor living space with the good-sized bedrooms, centred around the fabulous full height open reception hall and part galleried landing.

Occupying an established plot which extends to approximately 0.84 acre in total, enjoying views over the surrounding fields, and benefitting from planning permission for the construction of a single storey garden/sunroom extension and a detached double garage with an adjoining store (Planning Reference P/2024/00588, passed in 2024).

Accommodation

A brick and oak framed canopy porch with a solid timber entrance door and glazed surround, opens to the stunning full height reception hall with a flagstone floor and underfloor heating, which runs through the majority of the ground floor accommodation, a feature timber staircase with glazed balustrade leading to the first floor, and a superb, illuminated display shelving unit/wine rack built under the staircase with a glazed door, providing a hugely impressive introduction to the home. There is also a useful cloak/boot area with a side facing window. Light oak doors lead to the spacious ground floor accommodation and the fitted guest WC, plus the fitted utility room, which has a door leading to the rear elevation.

The heart of this home is the fabulous living dining kitchen, having dual aspect windows providing an abundance of natural light, and wide glazed French doors allowing direct access to the gardens, providing ample space for both daily living and entertaining. The kitchen area has an extensive range of base and eye levels units, plus a larder unit, with granite worksurfaces and a matching island, which incorporates a breakfast bar and inset ceramic sink unit, a fitted gas hob with an extractor over and electric oven under, and integrated appliances including a dishwasher, fridge/freezer and a wine fridge. The focal point of the kitchen is the aga.

The comfortably sized living room has a focal chimney breast with a log burner set in the exposed brick fireplace surround, and timber mantel, plus two front facing windows. A door leads to the adaptable second reception room, having dual aspect windows and a focal chimney breast with a log burner set on a slated tiled hearth, making an ideal study, TV room or snug.

To the first floor, the feature part galleried landing overlooks the reception hall, having built-in storage and light oak doors leading to the four good sized bedrooms, all of which can accommodate a double bed and enjoy views over the surrounding fields. The excellent master bedroom has dual aspect windows and benefits from both a fitted dressing room and a superior ensuite bathroom, with the centre point being the standalone copper bath with a waterfall tap over, and a feature natural slate tiled wall with lighting. Completing the accommodation is the fitted family shower room, which has three piece suite incorporating a feature sink unt and a corner shower cubicle with mixer shower over.

Outside

The property is set in an established, enclosed plot that extends to approximately 0.84 acre in total, approached via an electronically operated timber five-bar gate, leading to the gravelled driveway, which provides off road parking for numerous vehicles. The gardens are predominantly laid to lawn with a small orchard containing fruit trees and a natural pool, with timber decking and a timber-built loggia, which has a log burner, power and lights, providing a lovely outside entertaining and seating area. There is also a useful timber built outbuilding, making an ideal dog kennel/run and log store.

Location

The property is conveniently situated with excellent travel/commuter links via the A50, A38, M1 and M6:

- Ashbourne - 13 miles (24 minutes by car)
- Burton-on-Trent - 15 miles (23 minutes by car, rail links to Tamworth and Birmingham)
- Derby - 22 miles (30 minutes by car, rail links to Sheffield and London)
- Nottingham - 38 miles (46 minutes by car, rail links to Sheffield and London)
- Stafford - 15 miles (26 minutes by car, rail links to Birmingham, London and Manchester)
- Stoke-on-Trent - 15 miles (20 minutes by car, rail links to Birmingham, London and Manchester)

Uttoxeter offers an array of great facilities for families, including:

- railway station with routes to Derby, Nottingham, Stoke and Crewe
- five major supermarkets
- cinema and bowling complex
- leisure centre and swimming pool
- racecourse
- many restaurants and country pubs within easy reach

What3words:/// glossed.boost.crib

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas & underfloor heating to ground floor

(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 F

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

Our Ref: JGA/19092025

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.

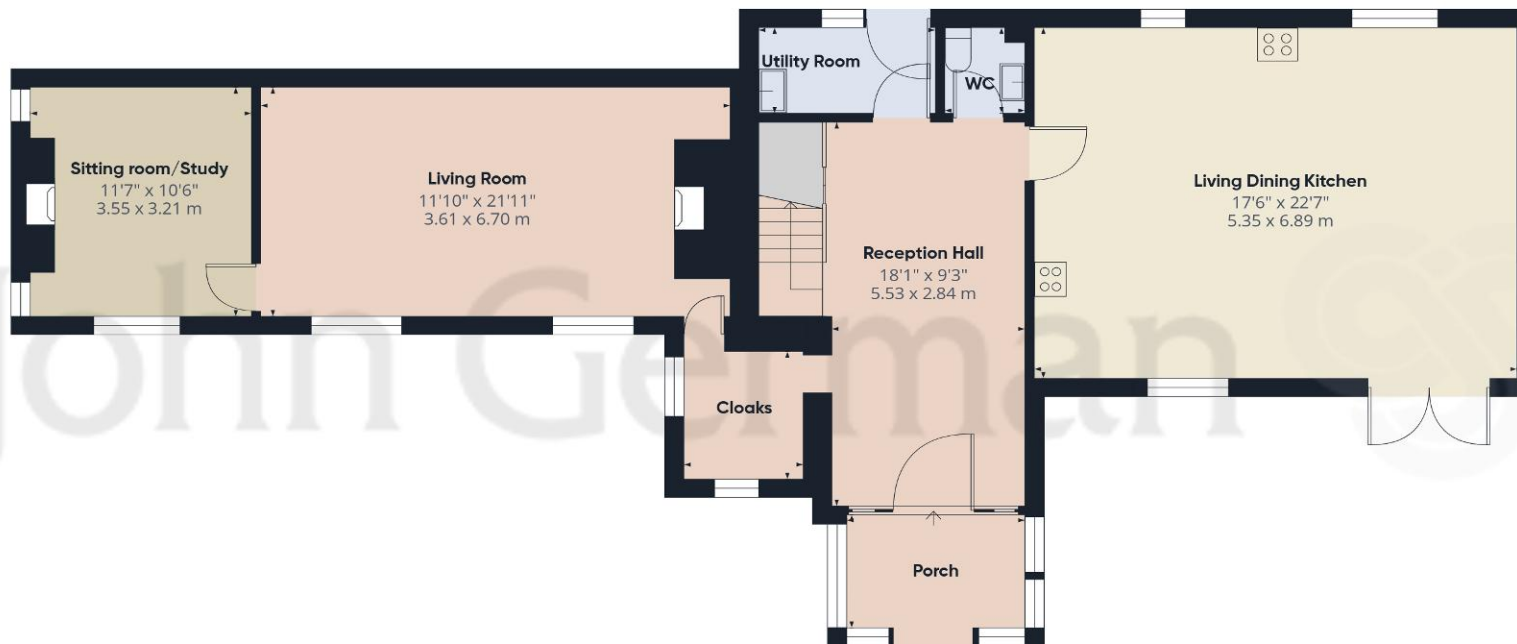












Ground Floor

Approximate total area⁽¹⁾

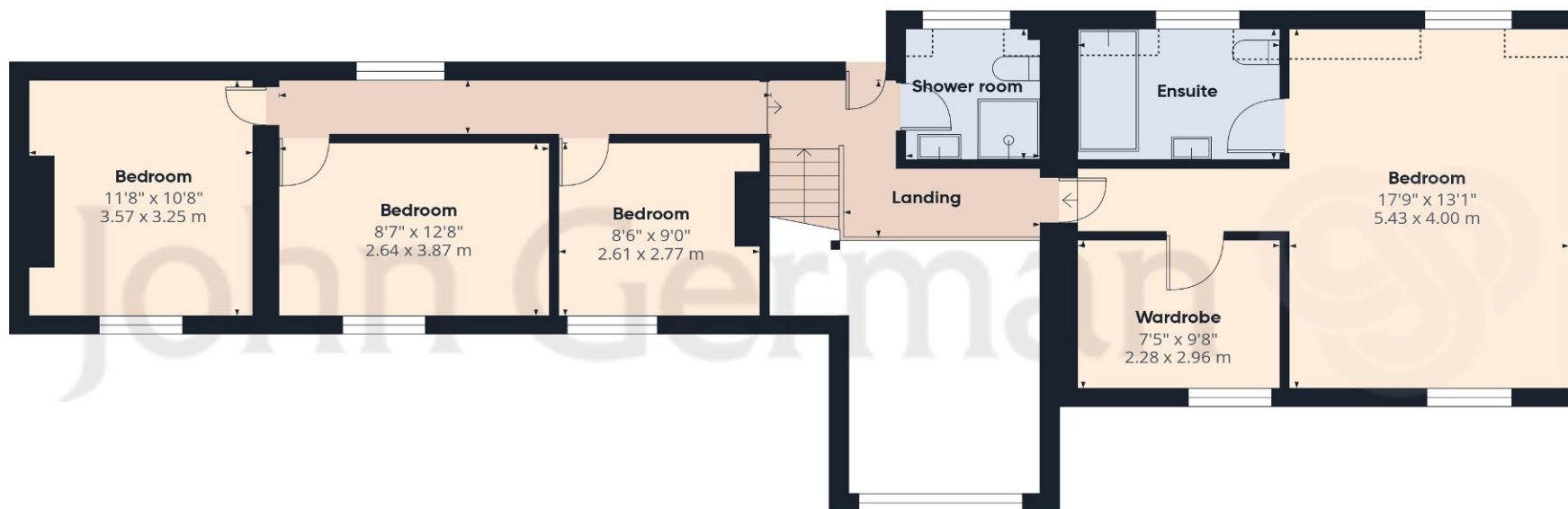
1971 ft²

183.2 m²

Reduced headroom

23 ft²

2.1 m²



Floor 1

(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.

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