





A superbly appointed, individually designed and constructed detached executive residence in a sought-after, secluded location in the popular village of Alton.

The property offers spacious accommodation maintained to a high standard. Built to an individual design, it provides excellent family living spaces. An internal inspection reveals a wide reception hall, a superb sitting room with oak flooring, a feature fireplace with a multi-fuel burner, and French doors to the rear garden. The kitchen has been fully renovated, creating a high-specification open-plan entertaining and dining space.

The galleried landing provides access to the principal bedroom with fitted wardrobes and a refitted en-suite shower room. There are three additional bedrooms and a large family bathroom.

Outside, the property boasts a landscaped private lawned garden with well-stocked flowering beds and borders, an ornamental pond, and a large patio area. A double garage and parking for up to five vehicles are well-screened by a large conifer hedge.



## Location

Alton boasts a wide and varied range of enviable local facilities and is within easy reach of Uttoxeter and the A50, linking to the motorway networks of the M1 and M6.

## Reception Hall

With stairs to the first floor, decorative coving, understairs storage cupboard and radiator. Doors lead to:

## Living/Dining Kitchen

The hub of the home is undoubtedly the meticulously upgraded and remodeled open-plan kitchen, designed for those who love to dine and entertain. This bespoke, high-end kitchen boasts stunning quartz worktops with elegant drop edges and smooth curved corners, adding a touch of luxury to the space. The kitchen features a practical and stylish breakfast bar, complemented by feature downlighting that enhances the ambiance. A wide range of integrated appliances, including a wine cooler and a sunken sink unit with drainer. At the heart of the kitchen is a focal Rangemaster Nexus SE (available by separate negotiation) with a matching Rangemaster extractor fan. The kitchen seamlessly flows into the sitting area, where oak-edged internal windows add a distinctive charm. This space is beautifully lit by natural light streaming through bay double-glazed French doors, which open centrally to reveal a landscaped rear garden, creating an ideal setting for relaxation and social gatherings. Throughout the entirety of these areas is underfloor heating, installed in 2022.



## Utility Room

With tiled flooring, radiator, stainless steel sink unit, base cupboard, cloaks cupboard, drawer unit, boiler, wall mounted cupboards.

## Study/Gym Area

With tiled flooring, door to rear, decorative spotlighting, radiator.







### Shower Room

With walk-in shower with glazed door, tiled surrounds, enclosed W.C., vanity wash hand basin, heated chrome towel rail and door to rear.

### Lounge

With a focal point feature fireplace with multi-fuel Clearview stove, engineered oak flooring throughout, slate hearth and oak mantle, decorative coving, double radiator and French doors to rear garden.

### Galleried Landing

With a central heating radiator, airing cupboard, doors lead to:

### Bedroom One

With decorative coving, central heating radiator. Door leading to:

### En-suite

Featuring a refitted suite, including a low-level w.c., pedestal wash hand basin, shower cubicle, tiled surrounds, heated chrome towel rail, decorative spotlighting and full tiling.

### Bedroom Two

With central heating radiator, built-in wardrobe and decorative coving.

### Bedroom Three

With a built-in wardrobes and central heating radiator.

### Bedroom Four

With central heating radiator.

### Family Bathroom

With a low-level w.c., pedestal wash hand basin, panel bath with shower over, glazed side screen, full tiling and decorative coving.

### Garden Room

Included in the sale is a delightful Amdega cedarwood summerhouse, which benefits from a power supply and could potentially be used as a home office. the room offers wonderful views of the landscaped gardens.

### Outside & Garage

To the front, there is ample off-road parking for up to five vehicles leading to the double garage. The garage has power, lighting and an electrically operated up-and-over door.

To the rear, the very attractive garden has been carefully landscaped with a flagstone patio, lawns, decorative flowering beds, borders, an ornamental pond with a waterfall, and a concealed area with a timber garden shed and log store.















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









