



Beeches
Hollington Road | Uttoxeter | Staffordshire | ST14 5HY

FINE & COUNTRY

BEECHES

Beeches is a Modern and well-presented 5 bedroom family home situated on the Hollington Road in close proximity to the JCB golf course, the village of Rocester and the market town of Uttoxeter.

The accommodation includes 4-5 receptions and 5-6 bathrooms an indoor swimming pool as well as a separate outbuilding which can be used as an office, annexe accommodation or entertainment space. The gardens are child friendly and private. In summary an ideal family home in a popular location.



GROUND FLOOR

On entering Beeches and its entrance hall you immediately appreciate the modern and high-quality finish that resonates through this large family home. This is never more emphasised than in the reception hall with its open plan layout, Atrium window and French doors that lead to the rear garden and allow a flood of natural light to enter this lovely room. In combination with the décor and finish this is a great entertainment space. This leads nicely into the kitchen and dining area again presented to a high standard and a great place to have an informal chat around the island with family or friends and having all the appliances for modern family living. The light and neutral décor also creates a calming and tranquil ambiance throughout. The family room off the dining area is a cozy and welcoming room with nice views over the rear garden and is light and airy. As is the main reception room with its welcoming fireplace as the focal point to the room and complemented with some pleasant features such as the bay frontage over the front garden and exposed wooden flooring throughout maintaining a relaxed ambiance in its spacious surroundings. The study is a perfect place for homeworking and this in turn leads through to the impressive oval shaped conservatory which is an ideal place for relaxing all year round. The utility room sits off the kitchen and is presented equally well as an internal lobby leads through to the indoor swimming pool which is extensive in size as well having its own separate shower and changing rooms. Downstairs cloakrooms sit off the utility room and the entrance hall to complete the ground floor accommodation.









SELLER INSIGHT

“It was my wife who first spotted an advert for the house in the paper, and even before we'd arranged a viewing she'd already fallen in love with it,” says the owner. “It was built in 1997, but was designed to have the look of a period property so it's really attractive and looks as if it's been here a lot longer than twenty-seven years! However, the thing that sold it to me was the sheer size of it. The minute you step inside you get this amazing feeling of space; the ceilings are high and the rooms are all generously proportioned, and the large windows make it incredibly light and bright.”

“The house was brand new when we moved here and it had been really thoughtfully designed and built to a very high standard so it definitely wasn't in need of any work, but over time we ended up making lots of changes that have enhanced it even further. We had the swimming pool built as well as an architect-designed conservatory that has allowed us to enjoy the garden even on the dullest of days. We also upgraded the kitchen a total of three times, the décor has been kept beautifully up to date and we added details such as ceiling roses and cornicing to give the interior a bit of character. We also converted a section of the garage into a home office/den, which was a great space for our son when he was young. He could have all of his friends over and they could hang out and make as much noise as they wanted...”

“We've also done a huge amount to the outside of the property. Towards the front, we had a high wall built and electric gates installed to enhance the feeling of privacy. The garden itself, which was just lawn when we moved here, has been professionally landscaped creating lots of really nice areas for sitting out and relaxing and alfresco entertaining, and after almost three decades the planting has matured beautifully.”

“Something else that attracted me to the property was the location, which is so central that it's relatively easy to get just about anywhere. There's an array of well-served towns and villages nearby, including Uttoxeter which is only ten minutes away by car; in Denstone, which is just a couple of miles up the road, there's a fantastic farm shop as well as a really nice pub, and Alton Towers is within striking distance – in fact, we're so close we can see the firework displays from the bedroom window on Bonfire night! It's also a great spot for anyone who loves walking and cycling because we're right on the edge of the Peak District.”

“This has been a fantastic family home; it's the longest I've ever lived in a property, which speaks volumes, and there's so much I'll miss when I move. I've loved having so much space, both inside and out; I've appreciated the fact that when the gates are shut I can enjoy utter peace and privacy, and the location has been superb. I've no doubt that the new owners will love living here every bit as much as I have.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









UPSTAIRS

The first floor with its impressive staircase to the mezzanine landing is a particular feature and in conjunction with the impressive atrium window allows an abundance of natural light to flood in. The décor compliments the light and airy feel throughout. There are 5 bedrooms on this floor with 3 having en-suite facilities all impressive with their modern presentation and perfect for modern family requirements. All the bedrooms are presented to a high standard as is the family bathroom which compliments bedrooms 4 and 5.











OUTSIDE

The gardens to the rear are mainly laid to lawn interspersed with mature shrubs with several seating areas as well as being private and child friendly. To the front, there is ample parking for numerous vehicles accessed via electric gates as well as garaging. There is a further outbuilding which is currently used as an entertainment room but can be used as an office or annexe for further accommodation if required. An existing shower room is also included.





LOCAL AREA

Beeches is situated close to the village of Rocester and within a 10minute drive to the centre of the market town of the Uttoxeter in Staffordshire. Road networks give access to Stoke and Derby via the A50. The nearest railway station is in Uttoxeter offering access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services, Utilities & Property Information

Utilities - Oil Fired Central Heating, Mains Drainage,

Mobile Phone Coverage - 4G

Broadband Availability - Superfast Broadband up to 33 download mbps upload 5 mbps

Special Note - none

Tenure - Freehold

Local Authority: Stafford Borough Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

Opening Hours:

Monday to Friday - 8.00 am - 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday - 9.00am-4pm

Offers over £ 1,000,000



Registered in England and Wales.

Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

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Beeches Hollington Road, Rocester, Uttoxeter

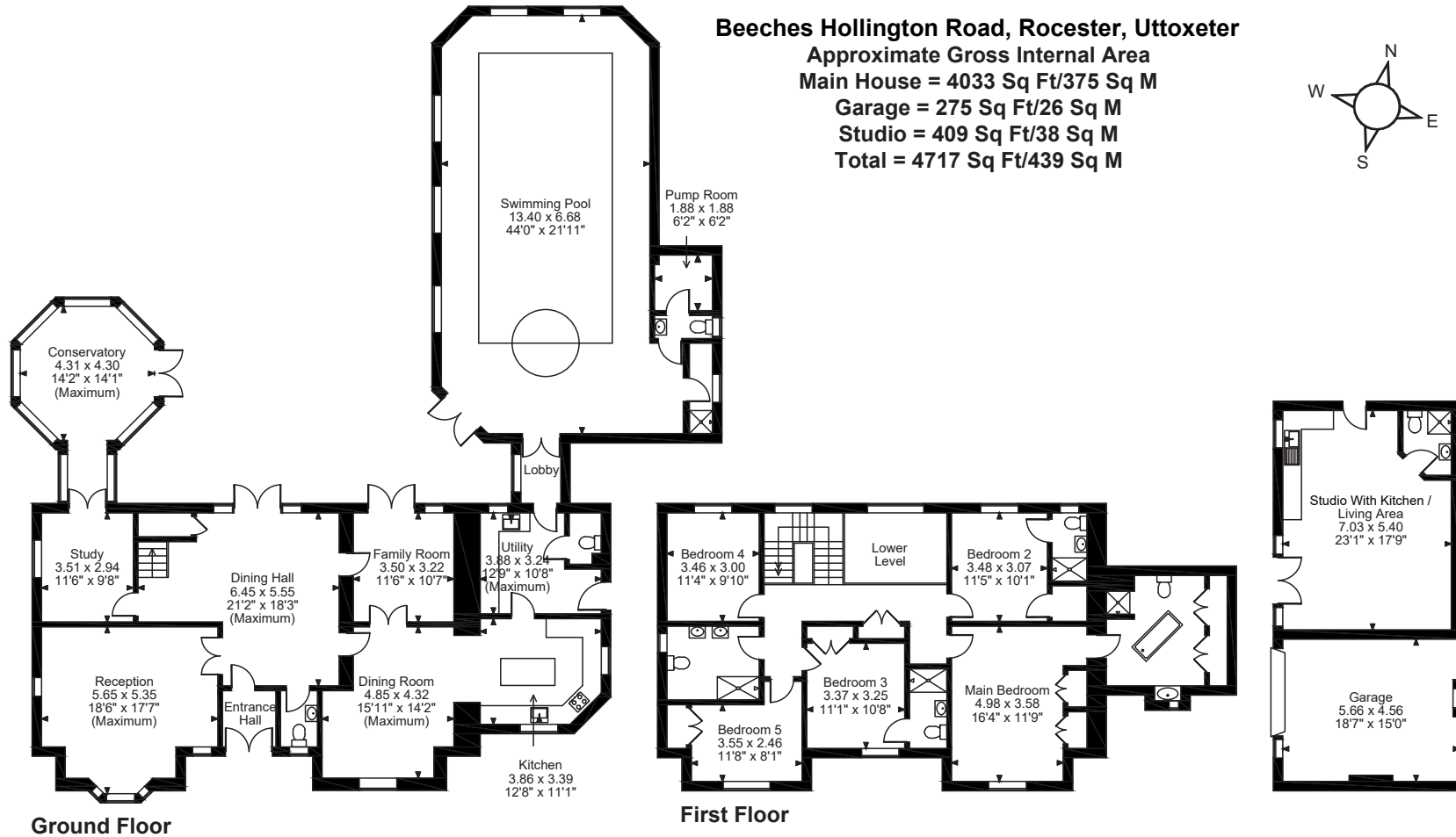
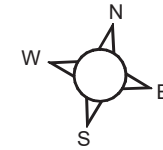
Approximate Gross Internal Area

Main House = 4033 Sq Ft/375 Sq M

Garage = 275 Sq Ft/26 Sq M

Studio = 409 Sq Ft/38 Sq M

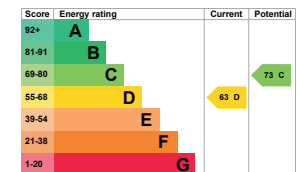
Total = 4717 Sq Ft/439 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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