



Manor Brook , Rocester, Uttoxeter, ST14 5AR

£895,000

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"You're not just buying a house, you're buying a lifestyle"

This stunning five-bedroom luxury home is nestled in an exclusive, private development. With a detached triple garage, workshop, and ample parking, you'll have plenty of space. The generous landscaped gardens (0.4 acre) are perfect for outdoor enjoyment. And if that's not enough, there's also a 1.66-acre paddock nearby, ideal for grazing horses or livestock. With 3050 sq. ft. of sun-lit rooms, you'll truly be living the dream.

#LuxuryLiving #DreamHome#Exclusive

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White's Comments

When purchasing a house, it is not just the physical structure that you are acquiring, but also the lifestyle that comes with it. Nestled within an exclusive and private development of only five executive properties, this remarkable five-bedroom luxury home offers a truly unique living experience.

Situated on a stunning 0.4-acre plot, the property boasts a detached triple garage, a workshop, and ample parking space. The meticulously landscaped gardens provide a serene and private outdoor sanctuary. Additionally, there is a 1.66-acre paddock located a short distance away, perfect for grazing horses or livestock.

Approached through electric gates, the property welcomes you with an expansive driveway, providing parking for multiple cars. Originally built in 1999 on the grounds of the former Crakemarsh Hall, this home exudes a sense of arrival and exclusivity. Despite its secluded location, it maintains excellent accessibility to major road links.

One of the standout features of this property is its spacious and inviting living areas. Designed with a focus on comfort and socialising, it is ideal for families and professionals who enjoy entertaining. The abundance of windows fills the rooms with natural light and offers stunning views of the beautiful landscaped gardens.

The accommodation effortlessly flows from the initial hall, through the grand reception/dining hall with timeless Amtico flooring, perfect for hosting gatherings. Adjacent to the hall, a light and airy home office provides a quiet workspace alongside a guest's cloakroom. The spectacular kitchen diner is a chef's dream, featuring high-end appliances, bespoke oak cabinetry, and a central island. French doors open onto the garden, seamlessly connecting indoor and outdoor living spaces. The utility room, designed to the same high standards as the kitchen, provides additional convenience alongside an additional cloakroom and access outside.

A spacious snug/sitting room, accessible from the

kitchen, offers a cosy space to relax and enjoy the garden views. The opulent drawing room, with its feature multi-fuel fire and stunning Amtico flooring, provides a sophisticated and secluded space for relaxation. French doors lead out to the rear garden, creating a seamless transition between the indoors and outdoors.

Upstairs, a grand and spacious landing reception room offers versatility, serving as an additional reception space or the potential to extend the principal bedroom. The principal bedroom, located at the front of the house, features fitted wardrobes, an ensuite shower room, and a walk-in dressing room. Two of the other bedrooms also have ensuite shower rooms, while the remaining bedrooms share a luxurious family bathroom.

The outdoor spaces of this property are truly remarkable. Whether you desire a tranquil moment in the hot tub while watching the sunset or hosting large gatherings on the expansive lawns, this home caters to all your outdoor needs. The landscaped rear gardens include a large paved patio for entertaining, seating areas for all-day enjoyment, a lush lawn with plant borders, and a serene stream running alongside. Additionally, there is a superb Koi Carp pond with a fully integrated filtration system and aerator, as well as a wooden hot tub cabin.

Accessed through electric gates on to the large block-paved driveway. The impressive detached garage outbuilding, is ideal for car enthusiasts and can also be converted into additional annexe accommodation if desired, perfectly for a dependent relative or even separate office accommodation to enable working from home when larger premises are required.

In conclusion, this luxury home not only provides a beautiful living space but also offers a lifestyle of privacy, tranquillity, and outdoor enjoyment. With its stunning gardens, versatile living areas, and convenient location, this property truly embodies the idea of buying a lifestyle.

Location

Crakemarsh is a small hamlet mainly built on the former site of Crakemarsh Hall. Most convenient location just off the B5030 Rocester - Uttoxeter road which easily links to the A50 commuting network with its M1 and M6 link. Convenient access to both the market towns of Uttoxeter and Ashbourne together with easy commute to Stoke, Stafford and Derby. With nearby Uttoxeter with a train station, Uttoxeter Races and amenities. Private schools of Abbotsholme and Denstone College both very close and also in Thomas Alleyne's High catchment area.

Entrance Vestibule

Amtico flooring. Radiator. Storage cupboard off. Coving to the ceiling with cornice. Double doors providing access gained into the ground floor accommodation.

Reception Hall/ Reception Dining Hall

20'9 max x 25' max (6.32m max x 7.62m max)



A most grand entrance into the property which is also very flexible in terms of usage. It could offer fantastic entertaining space and used as a grand dining hall with easy access to the kitchen, sitting room, drawing room and guests cloakroom. It really does offer the space that can be utilised to suit your own living requirements. Fitted with quality Amtico flooring. Three Radiators. Storage cupboard. Coving to the ceiling. Two cornice's with two central lights, Spotlights. Window. Stairs leading off to the first floor accommodation.

Kitchen Diner

21'4 x 15'1 (6.50m x 4.60m)



A beautiful kitchen with ample space for a dining table, fitted with an extensive range of bespoke oak wall and base units with quality Corian work surfaces over. Concealed lighting under units and feature lighting in skirts of kitchen units. Integrated sink unit with drainer, rinsing bowl and feature mixer tap situated under the window to the front aspect. Additional window to the front and one to the side aspect. Space for an American style fridge freezer. Integrated dishwasher and waste unit. Range style electric cooker with extractor hood over, integrated NEFF electric oven, and built-in microwave and warming drawer under. Tiled flooring, inset spotlights. French doors leading out to rear garden. Central feature island with Corian work surface with breakfast bar, additional storage units, built-in wine chillers, pull out charging tower. Doors leading into the utility room, reception dining hall and the sitting room/snug.

Utility Room

8'8 x 9'8 (2.64m x 2.95m)



The same design as the kitchen with oak wall, base and wall to ceiling units with Corian work surfaces over, integrated sink unit with drainer and mixer tap, space for white goods, tiled floor, heated towel rail, door leading outside, window to the rear aspect and access gained into the ground floor cloakroom/W.C.

Cloakroom Two

Fitted with a W.C. Pedestal wash hand basin. Radiator. Tiled walls. Tiled floor. Window to the front aspect.

Sitting Room / Snug Room

14'10 x 11'6 (4.52m x 3.51m)



Perfect for cosy nights in or an extension of the kitchen for the children with easy access. Amtico flooring. Radiator. Coving to the ceiling. French doors leading out to the rear garden with full length windows to each side, window to the side aspect, cornice with ceiling light.

Drawing Room

22'5 x 14'9 (6.83m x 4.50m)



A stunning room providing great space. Amtico flooring, two radiators, coving to the ceiling with two cornice and central lights, additional spotlights. French doors leading to the rear garden with full length windows to each side, window to the rear aspect, multi-fuel feature fire and surround.

Study

12'2 x 9'8 (3.71m x 2.95m)



Cleverly designed tucked off the main reception hallway fitted with a radiator, coving to the ceiling, fitted carpet, ceiling light, window to the front aspect of the house.

Cloakroom

7'9 x 3'11 (2.36m x 1.19m)

Amtico flooring. W.C. Wash hand basin. Radiator. Spotlights. Window to the side aspect.

Reception Landing

20'9 max x 27'11 max (6.32m max x 8.51m max)



Again a great space that be utilise to suit your own requirements. Could be utilised as a study or seating area. If you wanted to extend the principle bedroom this could easily be achieved by extending out to the landing space. Fitted with three radiators, coving, inset spotlights, window to the front aspect, loft access and built-in wardrobes in the inner landing leading to the other bedrooms.

Principle Bedroom

13'2 x 13'1 (4.01m x 3.99m)



Radiator. Two double and one single fitted wardrobe, inset spotlighting, window to the front aspect, fitted carpet, access gained into the En-Suite/Dressing Room.

En-suite/Dressing Room

16 max x 13'8 max (4.88m max x 4.17m max)



Corner shower cubicle. W.C. Wash basin with storage unit below. Fitted storage cupboards. Tiled walls. Tiled floor. Radiator. Window to the rear. Wall mounted storage cupboards with mirrored fronts. Spotlights. Walk-in dressing area with built-in wardrobe with mirrored sliding doors and feature lighting, matching dressing table with drawers, tiled flooring and dual aspect windows.

Dressing Room



Bedroom

14'10 x 11'8 (4.52m x 3.56m)



Window over looking the rear garden and a window to the side aspect, fitted carpet, inset spotlighting, radiator, access to the en-suite shower room.

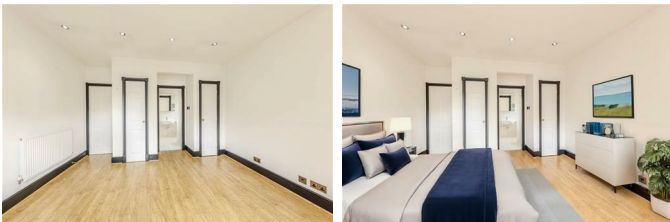
En-Suite



Double shower cubicle with shower head, attachment, W.C. Wash basin with storage unit below. Radiator. Tiled walls. Window to the rear aspect.

Bedroom

12'8 x 13'9 max (3.86m x 4.19m max)



Laminated style flooring, Radiator. Spotlights. Built-in wardrobe space. Window to the front aspect, access into the en-suite.

En-Suite



Double shower cubicle with shower and shower attachment. W.C. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor. Spotlights. Window.

Bedroom

13'7 x 10'1 (4.14m x 3.07m)



Radiator fitted carpet, ceiling light, window to the front aspect.

Bedroom

12'8 x 9'4 (3.86m x 2.84m)



Fitted carpet, two double built in wardrobes, radiator. Built-in wardrobes, ceiling light.

Family Bathroom

9'2 x 9'9 (2.79m x 2.97m)



Stand alone feature bath with mixer tap and shower attachment. Corner shower cubicle with shower and shower attachment. Vanity area with ample storage space alongside the W.C. and Wash hand basin. Heated towel rail. Tiled walls. Tiled floor. Spotlights. Window to the rear aspect.

Outside



Externally, the property showcases a generous plot of land measuring 0.4 acres. The meticulously maintained lawned garden area is expansive, complemented by well-stocked display borders that add to its visual appeal. A spacious Indian stone patio, perfect for entertaining, is accompanied by a gazebo housing a luxurious hot tub. At the rear of the garden, a striking feature pond, complete with an elevated decked sitting area to the side. Additionally, there is a greenhouse and a brick-built garden storage building, providing practical spaces for gardening enthusiasts.

Access to the property is granted through electric gates, leading to a large open space that offers ample parking for multiple vehicles. A low maintenance style garden area enhances the overall aesthetic.

Furthermore, there is a triple detached garage, along with an attached store room, workshop, and log store. The garage presents an opportunity for conversion into a separate annexe, ideal for accommodating a dependent relative or serving as office space for homeowners in need of a larger, independent workspace. However, any such modifications would be subject to obtaining the necessary planning consents.

Triple garage

26'8 x 19'1 (8.13m x 5.82m)



The garage has three access doors, loft access, power and lighting, built-in storage units and shelving.

Workshop

18'8 x 7'10 (5.69m x 2.39m)

Connected power and lighting.

Log Store

19'3 x 6'8 (5.87m x 2.03m)

Connected power and lighting and water point.

Additional Land Included

Paddock extending to 1.66 acres or thereabout with gated access suitable for grazing. Situated as illustrated in the map.

Agents Notes

Freehold.

Council Tax: East Staffordshire Borough Council band G.

Services: Mains water, mains electricity, oil tank, private drainage -The private drainage is a communal water treatment system (Klargester).

There is a £40 per month charge for this

The property is located off a private road, the maintenance is a shared contribution.

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Do You Have A House To Sell or Rent ?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

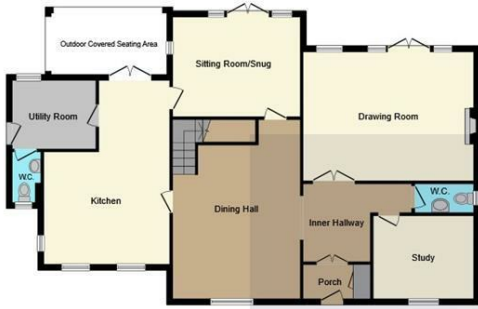
Do You Need Mortgage Advise ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go !when the times comes, you're ready to go !

Floor Plan



Ground Floor

Floor area 132.1 m² (1,422 sq.ft.)



First Floor

Floor area 132.0 m² (1,421 sq.ft.)



Outbuilding

Floor area 91.0 m² (979 sq.ft.)

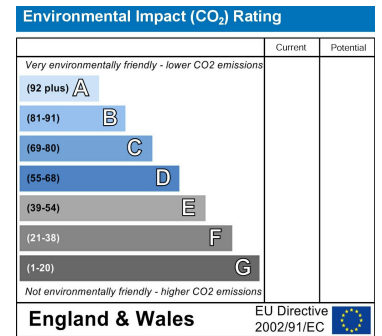
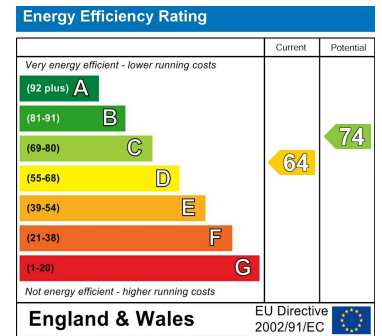
TOTAL: 355.1 m² (3,822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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