



Alverton View Uttoxeter Road, Alton, Staffordshire ST10 4AT
Offers around £760,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Welcome to The Barrington, an exceptional residence offering approximately 2,176 sq. ft. of beautifully designed living space. As one of only four homes of its kind in this exclusive development, it combines elegance with practicality, perfectly suited to modern family living.

Situated in a highly sought-after village, the property is within walking distance of a range of amenities, including shops, pubs, eateries, a first school, health center, village hall, and a hair salon. For outdoor enthusiasts, scenic walks through Churnet Valley and Dimmingsdale are on the doorstep, while the towns of Uttoxeter, Ashbourne, and Cheadle, along with the JCB headquarters, are easily accessible.

The home opens with a charming storm porch leading to a welcoming entrance hall. The highlight of the ground floor is the expansive dining kitchen, stretching the full depth of the property featuring fitted units, an island, integrated appliances, and French doors leading to the rear garden. A living/dining area flows seamlessly from the kitchen, creating a perfect space for entertaining or family gatherings. A separate utility room offers added convenience, while the spacious lounge, also running the property's full depth, includes a focal fireplace and French doors to the garden.

Upstairs, the part-galleried landing leads to five double bedrooms and a high-spec family bathroom. The rear-facing master suite boasts a dressing area and en suite shower room, while a second bedroom also benefits from its own en suite.

Outside, landscaped front and rear gardens enhance the property, with the rear garden offering lovely views. A double-width driveway provides off-road parking and leads to a detached double garage.

The Barrington offers a rare opportunity to acquire a distinctive family home in a highly desirable location, combining excellent design, convenience, and charm.



The Accommodation Comprises

Central Entrance

14'6" x 7'8" (4.42m x 2.34m)

An inviting storm porch with inset ceiling lighting leads to a composite double-glazed front door flanked by UPVC windows, opening to a hallway with oak doors, a staircase to the first floor, a radiator, digital heating controls, an alarm panel, and a ceiling light point.

Guest Cloakroom

5'9" x 2'11" (1.75m x 0.89m)

The cloakroom features a sleek white suite, including a concealed cistern WC and a corner pedestal wash hand basin with a mixer tap and tiled splash-back, complemented by a radiator and ceiling light point.

Lounge

24'3" x 13'10" (7.39m x 4.22m)

Boasting a bright dual aspect, featuring a UPVC double-glazed window to the front and French doors with side windows opening to the rear garden, complemented by two radiators and ceiling light points.

Kitchen/ Dining Area

24'8" x 12'4" (7.52m x 3.76m)

The kitchen is beautifully appointed with gloss-finish, soft-closing units and drawers, a central island featuring a five-ring gas hob, an inset ceiling extractor, additional storage, and a breakfast bar with granite work surfaces. It includes a stainless steel one-and-a-half bowl sink with a mixer tap and granite drainer, integrated double oven, microwave, fridge freezer, and dishwasher. With ample space for a dining table, two radiators, UPVC double-glazed windows to the front and side, inset ceiling and pendant lighting, and a door to the utility room, the kitchen flows seamlessly into the family room for an open, versatile living space.

Family Room

14'10" x 12'2" (4.52m x 3.71m)

Filled with natural light, featuring UPVC double-glazed French doors opening to the rear garden, three additional UPVC double-glazed windows to the rear, a radiator, and a ceiling light point.

Utility Room

7'9" x 6'9" (2.36m x 2.06m)

Both practical and stylish, featuring gloss-finish fitted units with a work surface, a stainless steel one-and-a-half bowl sink and drainer with a mixer tap, and space for a washing machine and tumble dryer. It houses a concealed wall-mounted boiler, wall heating controls, a radiator, a double-glazed door to the rear garden, and a ceiling light point.

First Floor Landing

A central staircase leads to a wrap-around landing, enhanced by two ceiling light points and tunnel lighting. The landing features loft access, a storage cupboard housing the cylinder, and doors to all rooms.

Master Bedroom Suite

14'4" x 12'5" (4.37m x 3.78m)

A UPVC double glazed window to the rear, a radiator, a ceiling light point, and a door leading to the en suite.

Dressing Area

10'0" x 6'6" (3.05m x 1.98m)

Provides a generous space for wardrobes, with a radiator, wall heating controls, and a ceiling light point, offering both functionality and comfort. Its open design seamlessly flows into the master bedroom, creating a stylish and practical retreat.

En-Suite

7'10" x 5'0" (2.39m x 1.52m)

Features a contemporary white suite, including a concealed cistern WC, a wall-mounted wash hand basin with a mixer tap, and a double-width shower enclosure with a sliding glazed door and a wall-mounted mains shower. With part-tiled walls, a UPVC double-glazed window to the side, a shaver point, a chrome towel radiator, a ceiling light point, and an extractor.

Bedroom Two

11'7" x 10'3" (3.53m x 3.12m)

Features a UPVC double-glazed window to the rear, a radiator, and a door leading to its own en-suite, offering privacy and convenience.

En-Suite

8'9" x 3'7" (2.67m x 1.09m)

The en-suite in bedroom two is fitted with a modern white suite, including a concealed cistern WC, a wall-mounted wash hand basin with a mixer tap, and a shower enclosure with a sliding glazed door and a wall-mounted mains shower. The space is enhanced with part-tiled walls, a chrome towel radiator, a ceiling light point, and an extractor, offering both style and functionality.

Bedroom Three

16'5" x 8'10" (5.00m x 2.69m)

Features a UPVC double-glazed window to the front, a radiator, and a ceiling light point, providing a bright and comfortable space.

Bedroom Four

13'11" x 8'11" (4.24m x 2.72m)

UPVC double glazed window to front, radiator, ceiling light point.

Bedroom Five

12'2" x 9'10" (3.71m x 3.00m)

Offering a UPVC double-glazed window to the front, double doors to a built-in wardrobe, a radiator, and a ceiling light point, creating a cosy and well-appointed room.

Family Bathroom

10'3" x 5'4" (3.12m x 1.63m)

Features a sleek white suite, including a concealed cistern WC, a pedestal wash hand basin with a mixer tap, and a bath with a mixer tap. With part-tiled walls, a chrome towel radiator, a UPVC double-glazed window to the rear, a ceiling light point, and an extractor, this space offers both functionality and a stylish finish.

Outside

The property is complemented by landscaped front and rear gardens, both laid to lawn, with a paved patio area at the rear, an external cold water tap, and an electric point. Block-paved off-road parking leads to the detached garage, providing ample space and convenience.

Detached Double Garage

Access via two up and over doors to front.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Council tax band to be confirmed.

The estimated estate charge is £231.33 per annum.

Photos are for illustrative purposes only and depict a typical house type; please contact the sales office for details of individual plots.





