

South View

Taylors Lane, Denstone, Uttoxeter, ST14 5HX

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£850,000

Charming detached country home with delightful gardens and paddocks extending to approximately 3.50 acres in total, situated towards the end of a no-through road on the rural edge of the highly regarded and sought-after village.

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Viewing and consideration of this rare opportunity is highly recommended to appreciate the combination of the delightful home, which has been well maintained by the current owners, while simultaneously providing scope to personalise and make it your own, with the glorious open outside space comprising lovely gardens lined in-part by evergreen and deciduous trees, a useful steel-framed outbuilding with three phase electricity, two interconnecting paddocks extending to approximately 1.90 acre, ample parking for numerous vehicles and garaging. In total, the plot extends to approximately 3.50 acres and enjoys some privacy and far-reaching views over the surroundings.

Situated towards the end of a quiet no-through road on the rural outskirts of the well respected and highly desirable village, still within walking distance to its range of amenities including All Saints First School, The Tavern public house and restaurant, the award winning Denstone Farm Shop, active village hall, tennis courts and bowling green and the church. There are also numerous walks through the surrounding countryside, plus the lakes at the front of the world HQ of JCB. The towns of Uttoxeter and Ashbourne with their wider range of facilities are both within easy commutable distance, and a range of school including Denstone College, Abbotsholme School and JCB Academy. The nearby A50 dual carriageway road network links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

An enclosed porch provides a welcoming introduction to the home overlooking the front garden, with a tiled floor running into the hall and a built-in cloaks cupboard behind hardwood double doors. The hall has stairs rising to the first floor and doors opening to the generously sized ground floor accommodation. The spacious living room extends to the depth of the home with wide windows providing ample natural light and views over the grounds, exposed beams and a focal brick chimney with a log burner set on a quarry tiled hearth. A door opens to the sitting room which also has a beamed ceiling and a wide window overlooking the front gardens, plus a focal open fire and stone effect surround, with an arch leading to the dining area which overlooks the ground to the rear.

The fitted dining kitchen has an extensive range of units with fitted worksurfaces and an inset sink unit set below one of the wide dual aspect windows and enjoying a fabulous far-reaching view over the grounds and beyond, space for an electric cooker and an integrated dishwasher, plus a useful understairs cupboard. The fitted utility room also has a range of units with worktops and an inset sink unit set below a rear facing window, space for white goods and a fridge/freezer, plus a door to the downstairs WC. A rear porch provides space to take off your gardening togs, overlooking the grounds with a door outside.

Approached externally at the rear of the home is the outside office, offering potential to be converted into a small annexe and the possibility to gain direct access in to the property (subject to obtaining the necessary building regulations/consents) comprising an enclosed hall with doors to the fitted WC, and good sized office which has a front window.

To the first floor, the landing has a rear facing window providing natural light and access into the useful eaves storage space. Doors lead to the four good sized bedrooms, all of which enjoys fabulous far-reaching views, and three being able to easily accommodate a double bed. The spacious front facing master bedroom has a fitted wardrobe extending to one side and the benefit of a fully tiled en suite shower room which has a white modern suite incorporating a large corner shower area with a mixer shower over and a uPVC double glazed window overlooking the grounds. Completing the accommodation is the fitted family bathroom, having a white modern suite with fitted storage and complementary tiling, incorporating a panelled shower bath with a mixer shower and glazed screen above.

Outside

The home is set in delightfully maintained grounds that are predominantly laid to lawn with well stocked bed and borders containing a large variety of shrubs and plants, plus a tree-lined boundary containing a variety of evergreen and deciduous trees providing a further degree of privacy, with patios to both the front and rear elevations providing lovely seating and entertaining areas, plus a timber pergola providing shelter from the rain or an ideal barbeque area. Enclosed to all sides by a mixture of fencing, with a driveway providing access to ample parking both adjacent to the property and to the higher ground where there is a detached double garage, space for a polytunnel and an extremely useful steel-framed outbuilding which has both a high roller door and a personal access door, plus three phase electricity – making it an ideal work space depending on your requirements.

To the rear of the property, galvanised five bar gates lead to the two interconnecting paddocks which in total extend to approximately 1.90 acres, enclosed by a mixture of established hedges and fencing, enjoying views over the surrounding countryside, ideal for livestock or horses.

Agents notes: The property benefits from solar panels providing reduced electricity costs.

The property is on more than one Land Registry Title.

What3words: ///equipping.tonality.certainty

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: Oil fired central heating

(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 E

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

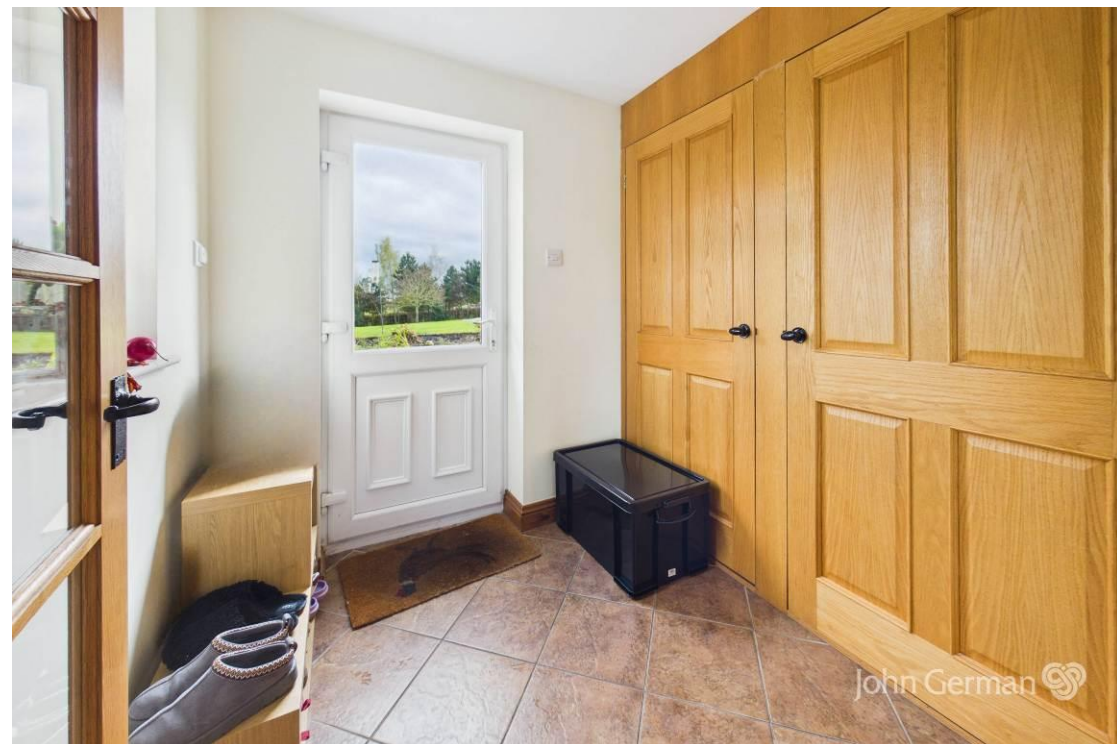
Our Ref: JGA/14042026

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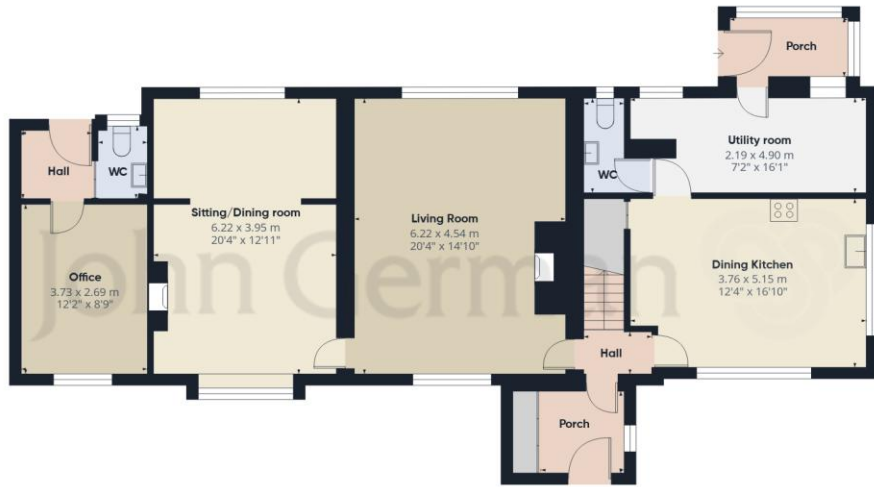




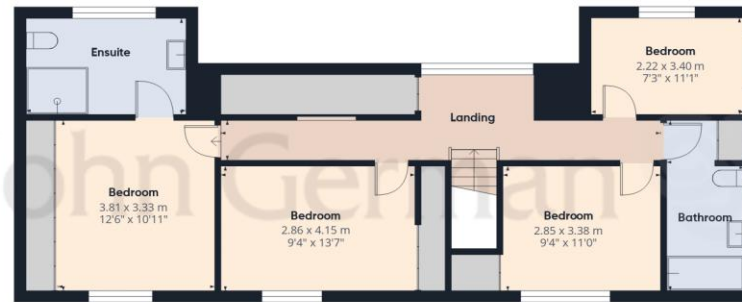




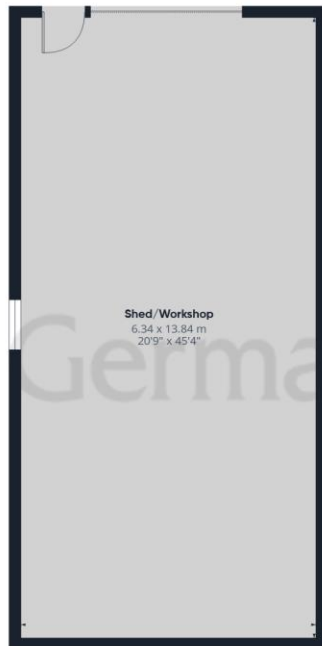




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

273.2 m²

2942 ft²

(1) Excluding balconies and terraces

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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