



WILLOW GRANGE





Welcome

“A 1920s rural sanctuary with original features and a magical garden, just a short drive from the market town of Uttoxeter”

Pull up onto the private gated driveway of this characterful 1920s property, nestled on the rural outskirts of Uttoxeter, where you immediately feel the peace and tranquillity of the surrounding countryside. It's rare to find a home that balances such a secluded, panoramic setting with the convenience of being just 2.5 miles from the vibrant streets of Uttoxeter.

Willow Grange is more than just a house, it's a legacy. Having been cherished by the same family for over four decades, it stands as a testament to comfortable, stylish and versatile country living. Whether you're looking for independent coffee shops, local amenities and schools in Uttoxeter, or simply want to enjoy a peaceful countryside lifestyle, this property has it all.



A Grand Arrival



From the front of the property, you're welcomed by a practical in-and-out driveway framed by timber five-bar gates. It gives a striking first impression, but the true story of this home is found in its history. The current owners have poured their hearts into this residence for the last 42 years, sympathetically extending it to maintain its original character. From the moment you step through the arched porch and into the reception hall, with its authentic Minton tiled floor, you get an immediate sense of how special it is.



The Heart of the Home



Step outside via the French doors, breathe in the fresh, country air and take a moment to listen to nature's soundtrack. Explore the stone pathways that meander among a beautiful pond with water feature, secluded seating areas and a gorgeous weeping willow tree, making it feel like you've stepped into a secret garden.



To your right, you'll find the lounge, bathed in natural light from a wide walk-in bay window. This is the perfect spot for quiet evenings, warmed by a stunning open fire with original cast grate. Return through the hallway to the dining room, which flows seamlessly into an impressive brick-based garden room..





Outbuilding

Willow Grange also has a significant "hidden" advantage. Beyond the main gardens, you'll notice a second entrance to the right-hand side of the plot and a private gravel track provides discrete access to a substantial steel-framed outbuilding.

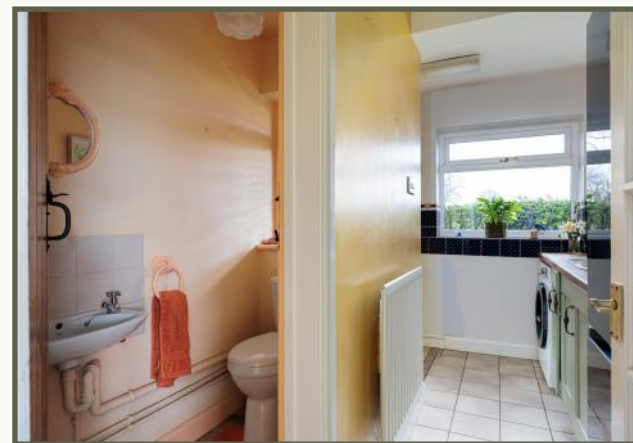
This is a dream for hobbyists, car enthusiasts or anyone in need of a professional workshop. Equipped with power, light, a large electric door, and even a mezzanine level for storage, it adds a layer of utility that is rarely found in residential properties. With additional space for multiple vehicles, this secondary access point is completely independent, keeping the main residence and its gardens peaceful and undisturbed.





Make your way back through the conservatory, dining area and hallway to enter the dual-aspect dining kitchen. This is the "living" heart of the home, with views over the garden and providing a versatile space that easily accommodates both a formal dining table and a relaxed seating area.

The kitchen is every cook's delight, featuring country-style cabinetry and windows that frame views of the garden.



Whether you're prepping a feast or enjoying a morning coffee, the connection to the outdoors is constant. For more flexibility, the third reception room at the front of the house serves as an ideal playroom or home office, while the L-shaped utility room is complete with its own side entrance, keeping the practical side of life tucked away from your main living areas.





Rest and Reflection

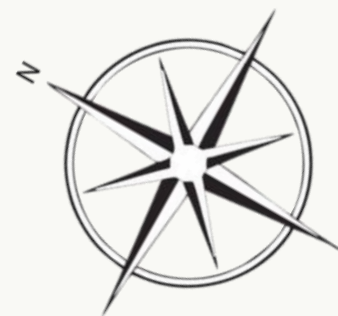
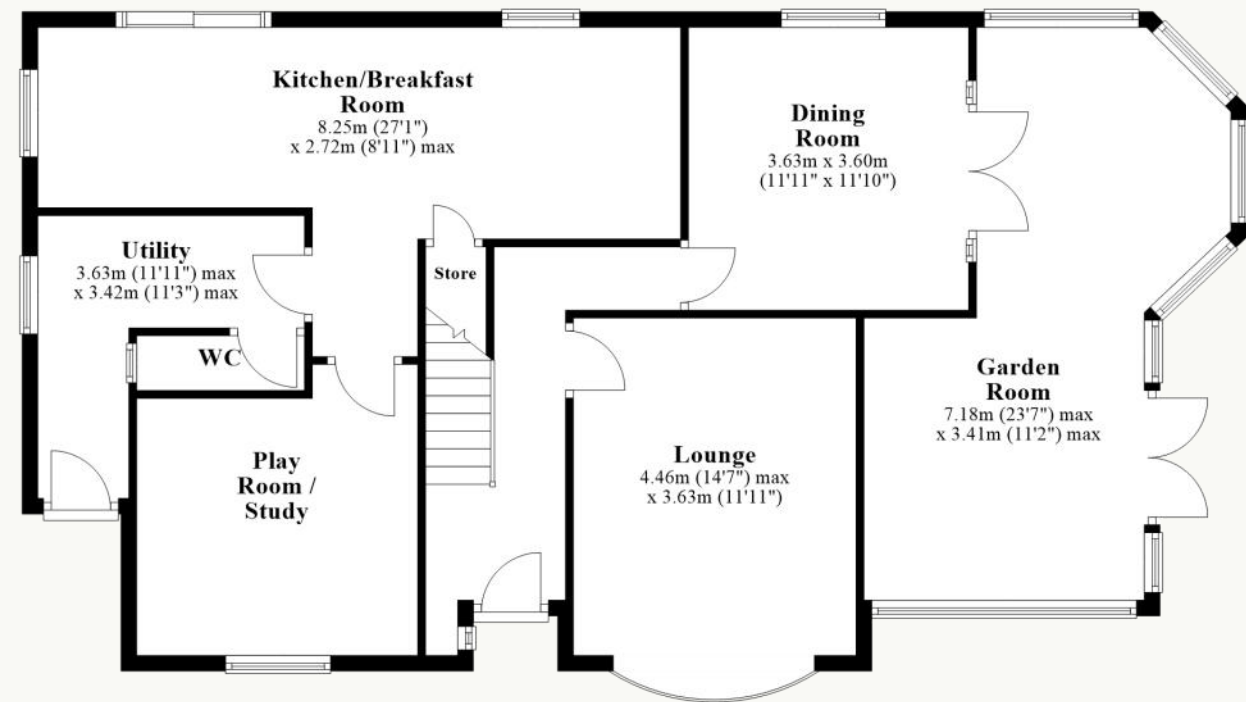
From the entrance hall, ascend the staircase to the first floor, where you're met with a generous landing and access to all five bedrooms. Four of these rooms are spacious enough to accommodate double beds and come equipped with fitted wardrobes, ensuring no one in the family lacks storage space.

Each bedroom boasts a unique view of the surrounding countryside – presenting a calming and panoramic view to wake up to in the morning. The floor is completed by a fully tiled family bathroom with a classic white suite and built-in storage.

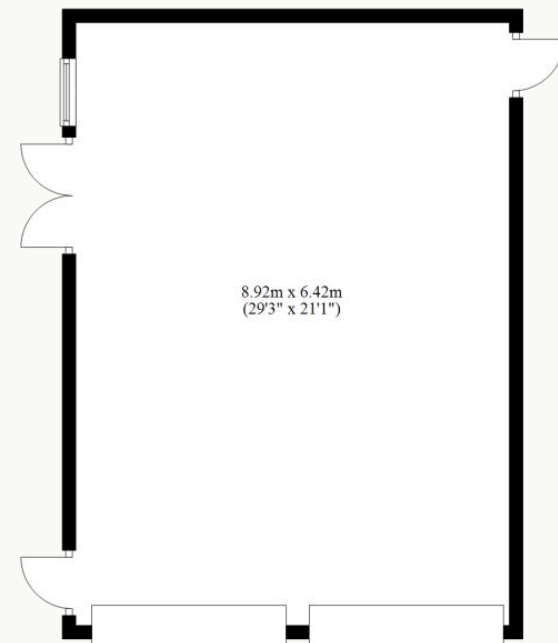




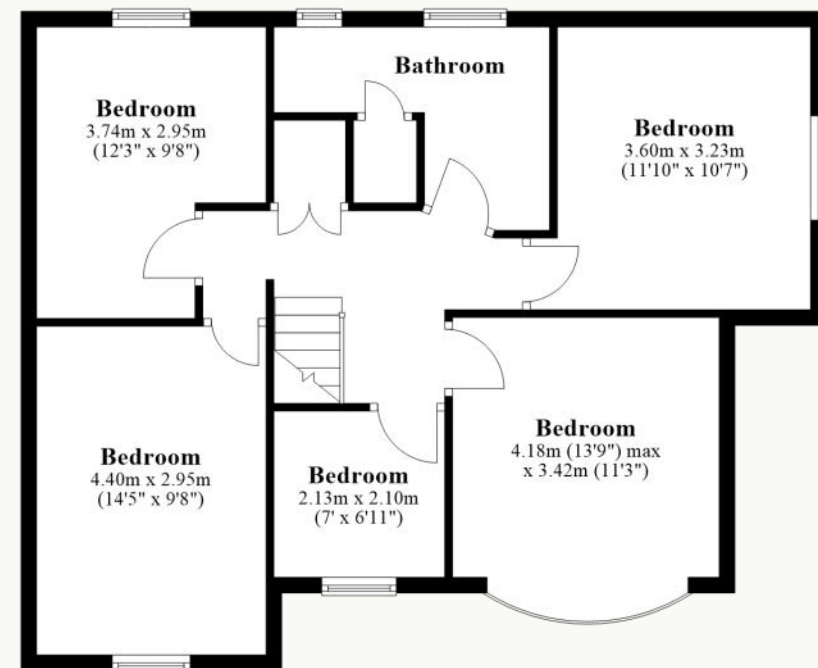
Ground Floor



Outbuilding



First Floor







WILLOW GRANGE



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Addison Mead

— EXCLUSIVE —