RE/MAX Elite

Woodleigh House The Square, Uttoxeter, ST14 8LH

Asking price £650,000

Nestled in the charming village of Marchington, Uttoxeter, this splendid detached house offers a perfect blend of space and comfort. With an impressive layout featuring four reception rooms, this property is ideal for both entertaining guests and enjoying family time. The five well-proportioned bedrooms provide ample accommodation, ensuring that everyone has their own private space.

The house boasts two modern bathrooms, making morning routines a breeze for busy households. One of the standout features of this property the far reaching views to the rear.

Being situated in a delightful village setting, residents can enjoy the tranquillity and community spirit that Marchington has to offer. Furthermore, the property comes with no upward chain, allowing for a smooth and straightforward purchase process.

This home is not just a place to live; it is a lifestyle choice, offering both comfort and convenience in a picturesque setting. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this wonderful house your new home.

Porch
Accessed via Composite front door with upvc door leading in to hallway.

Reception Hallway
With doors leading off to Study, W/C, Dining Room, Lounge and Kitchen. Stairs off to first floor.

Breakfast Kitchen 23'9" x 11'8" (7.24m x 3.58m)
The real hub of the home is the contemporary dining kitchen which has an extensive range of base and eye level units and island, with granite work surface and breakfast bar, plus space for a range stove with extractor hood over, integrated dishwasher, wine fridge and space for an American fridge freezer.

Sliding patio doors open to both the large conservatory and to the rear patio.

Lounge 17'4" x 12'11" (5.29m x 3.95m)
The front facing lounge has a wide bow window providing ample natural light and a focal inset fireplace with a cast log burner set on a hearth. Double doors open to the separate dining room.

Dining Room 17'6" x 11'7" (5.35m x 3.54m)
Having a side facing window and a door returning to the hall. Wide sliding doors open to the large conservatory

Conservatory 28'6" x 13'4" (8.69m x 4.07m)
A large brick base and uPVC double glazed constructed conservatory providing considerable additional living space with underfloor heating and fabulous views over the garden and the countryside beyond.

Utility/Rear Lobby
The fitted utility has a range of base and eye level units with work surfaces and space for appliances, opening to a further useful conservatory area which has a tiled floor and doors to the side elevation, a further downstairs WC and to the double garage.

W/C
With wash hand basin and W/C

Study 10'11" x 9'11" (3.33m x 3.04m)
Completing the ground floor space is the third separate reception room, providing an ideal study or playroom.

Bedroom One 14'8" x 13'3" (4.48m x 4.06m)
The spacious master bedroom includes a bank of built-in wardrobes and an en suite shower room. Overlooking far reaching views to the rear of the property.

En Suite Bathroom 8'8" x 8'0" (2.65m x 2.44m)
With a modern four-piece suite, including a panelled bath and a separate double shower cubicle.

Bedroom Two 13'1" x 12'5" (4.00m x 3.81m)
With window to the rear elevation of the property.

Bedroom Three 12'10" x 8'5" (3.92m x 2.58m)
With window to the side elevation.

Bedroom Four 12'11" x 9'8" (3.94m x 2.97m)
With window to the front elevation.

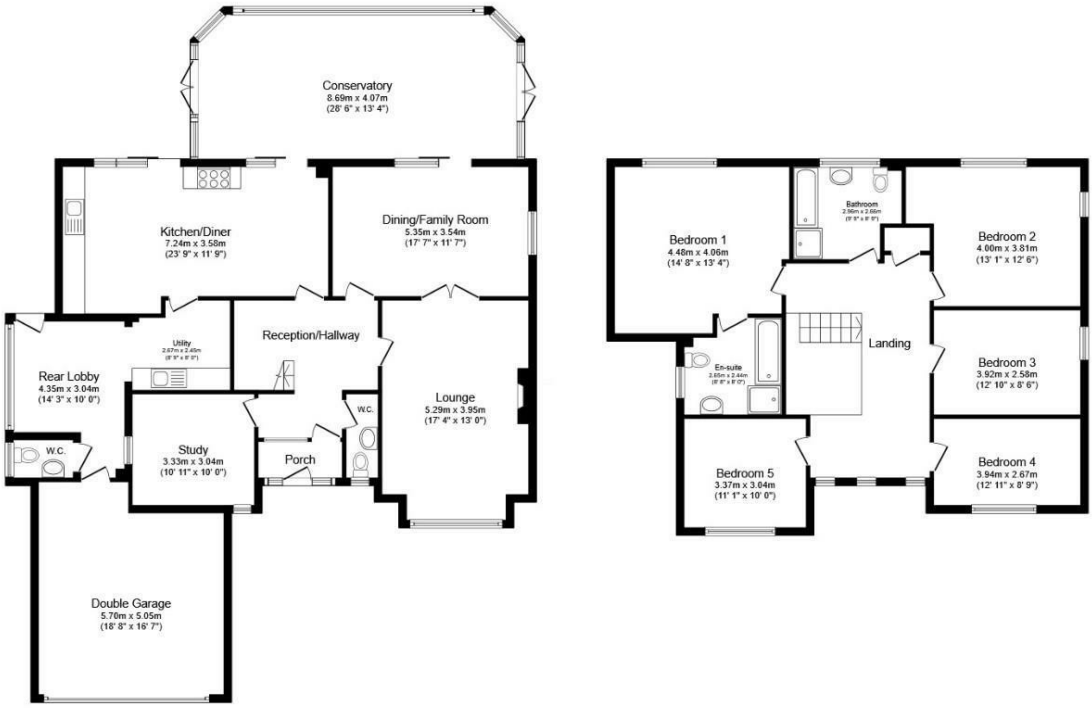
Bedroom Five 11'0" x 9'11" (3.37m x 3.04)
With window to front elevation.

Double Garage
Accessed from front up and over electric door and integral door in to the rear porch.

Outside
To the front, well-stocked borders contain a variety of shrubs and plants, and there is a generous concrete-print driveway that accommodates parking for multiple vehicles, leading to the double garage with an electric front door.

The rear area offers a spacious patio, ideal for entertaining and providing privacy. It also includes a hot tub and leads to a lawn with well-maintained borders, additional seating areas for enjoying the sun, storage facilities, and gated access to the front.

Floor Plan



Ground Floor

Floor area 183.3 sq.m. (1,973 sq.ft.)

First Floor

Floor area 107.7 sq.m. (1,159 sq.ft.)

Total floor area: 291.0 sq.m. (3,133 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

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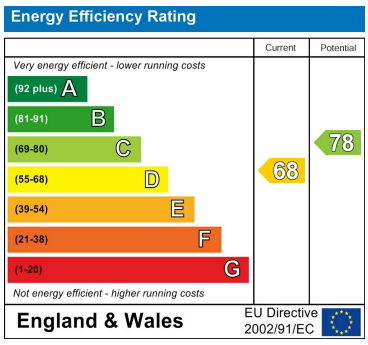
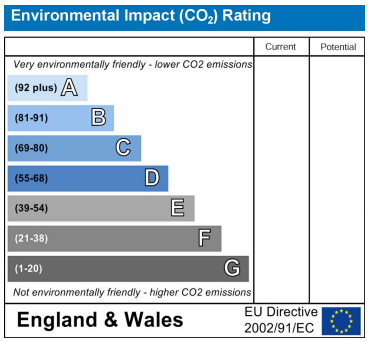
Area Map

Energy Efficiency Graph





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