

The Old School House

Marchington, Uttoxeter, ST14 8LH

John 
German





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£525,000

Charming traditional detached cottage providing generously sized and balanced accommodation, presented and maintained to a good standard. Occupying a lovely corner position in the heart of this highly regarded and sought-after village within walking distance of its amenities.

NO UPWARD CHAIN

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Whether looking to move up or down the property ladder, or a village retreat, internal inspection and consideration of this well maintained and extended cottage is highly recommended to appreciate the harmonious combination of the retained character features including exposed beams, with its modern living layout and specification including the fitted ensuite shower room and bathroom, and the spacious dining kitchen. All providing a wonderful balance between the ground floor space and the three double bedrooms, also benefitting from recently replaced windows and external painting plus a central heating boiler. Offered to the market with the advantage of no upward chain.

Situated in the heart of this well respected and sought-after village within walking distance to its range of amenities including St. Peters first school, the Dog & Partridge public house and restaurant, the community village store, active village hall, church and the cricket ground that plays home to Uttoxeter cricket club, plus walks through the surrounding countryside. The towns of Uttoxeter and Burton upon Trent plus the Cathedral city of Lichfield are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

Accommodation - A part obscure double glazed entrance door opens to the hallway, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation. The comfortably sized living room has a painted beam and a focal chimney breast with an inset log burner set on a raised slate hearth, log storage below and a stone mantel, plus natural light from the front facing window overlooking the southerly facing garden.

On the opposite side of the hall is the sitting room which has two front facing windows allowing the light to flood in, and a wide arch leading to the heart of the home – the spacious dining kitchen. The kitchen has a lovely beamed ceiling and a range of units with fitted granite worktops and an inset ceramic sink unit overlooking the dining area, space for an Aga range stove with a stainless steel extractor hood over, an integrated dishwasher and space for an American style fridge/freezer, plus a built-in understairs pantry. The tiled flooring flows into the dining area which has fitted bench seating, with natural light coming from the windows and part glazed French doors opening to the hard landscaped garden to the side.

Completing the ground floor space is the fitted 'lutility' room which has fitted units with a worktop and an inset sink unit, space for white goods, space for your coats and boots, a side facing window and a modern close coupled wc. Also housing the wall mounted Worcester combination central heating boiler installed in 2023.

To the first floor the landing has two rear facing windows and access to the loft. Doors lead to the three good sized bedrooms, all of which can accommodate a double bed and two of the rooms enjoying a pleasant outlook over the village and countryside beyond. The master bedroom benefits from a built-in wardrobe and a superior ensuite shower room which has a modern white suite incorporating a double cubicle with a thermostatic mixer shower over, complementary tiling and splashbacks and a front facing window. Bedroom two also benefits from a built-in double wardrobe, and the third bedroom has storage in the eaves.

Completing the accommodation is the fitted family bathroom, also having a modern white suite with complementary tiling incorporating a panelled bath with a mixer shower and folding screen above.

Outside - To the side of the home adjacent to the French doors in the dining kitchen there is a natural stone paved garden enclosed by panelled fencing and established hedges, enjoying a degree of privacy with well stocked borders and low-level box hedge beds, ideal for relaxing, entertaining and dining.

To the front there is a good-sized southerly facing garden which is predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, plus space for shed. Roadside timber 5 bar gates lead to the tar mac driveway providing off road parking.



W3W: longingly.regarded.launch

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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

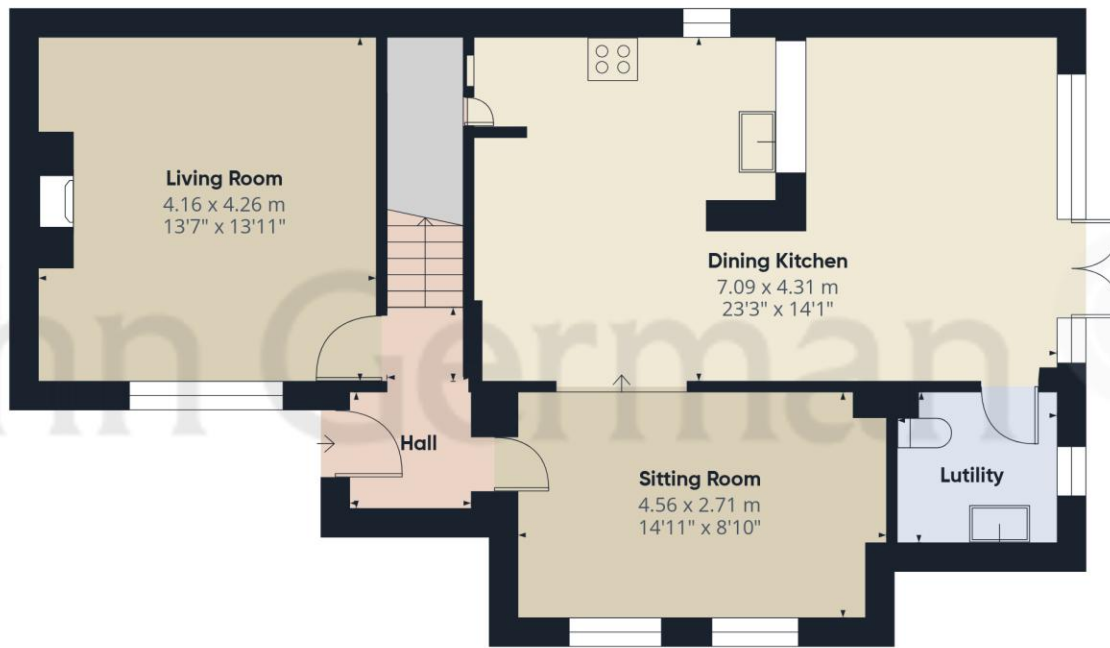
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052026

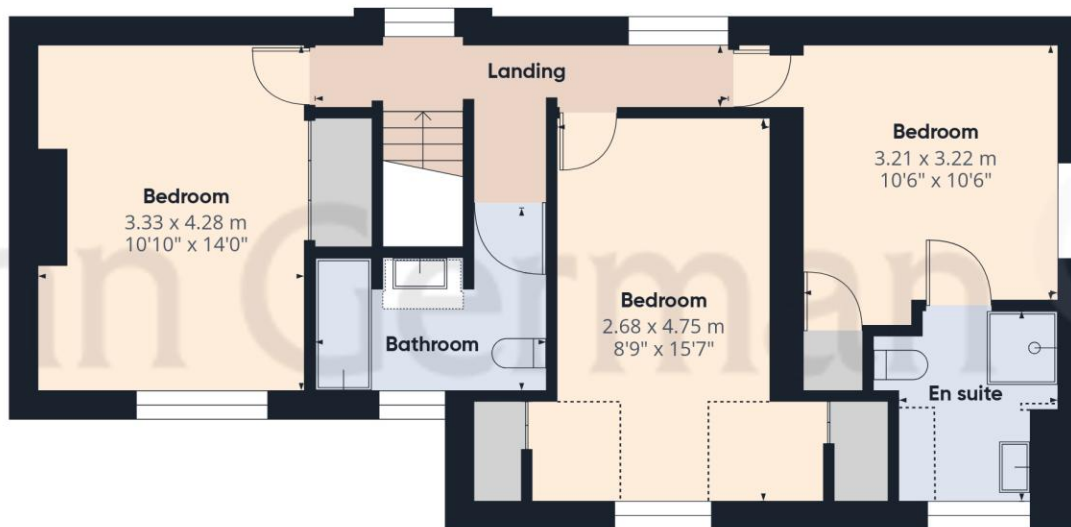
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

127.6 m²

1374 ft²

Reduced headroom

3.4 m²

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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