

Uttoxeter Road, Hilton

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£425,000



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This property at a glance:



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Watch the video



Uttoxeter Road, Hilton



Mikaela says:

“Tucked away on the edge of Hilton, within a charming development on the site of the former school, this beautiful double-fronted home was once the headmaster’s house. Surrounded by trees and enjoying open field views, it has a wonderfully private feel and wouldn’t look out of place in a period film.

Inside, the owners have done a lovely job of blending traditional character with modern touches. I adore the wooden doors, high ceilings and plenty of natural light give the house real personality, while the kitchen diner, with its stone-coloured shaker cupboards, marble-effect worktops and space for family dining, is perfect for everyday life. The cosy living room, complete with feature fireplace, continues that welcoming feel.

Upstairs, there are three good-sized bedrooms, including a main bedroom with ensuite and double shower, plus a traditional-style family bathroom that fits beautifully with the character of the home. The bathroom has to be my favourite part of upstairs!

Outside, there’s side-by-side driveway parking, a double garage and a lovely garden with raised decking and a patio for outdoor dining, all surrounded by leafy views.

With its storybook setting, countryside outlook and the amenities and transport links of Hilton close by, this is a home that offers something genuinely different. A little bit Wuthering Heights, with everyday convenience just around the corner.”



Uttoxeter Road, Hilton



Did you spot...

This beautiful home is
available with no
upward chain



A message from the seller:

"I've loved living at The Old Headmasters House for the last 8 years - it has been my corner of peace and quiet in the village. It has a lovely history and character and as I was one of the last group of children who came to school here - it has real sentimental value to me as well. I love hearing stories from people who came to school here, the neighbours are all lovely and we get the best sunsets! It's going to be very hard to leave and I'm sure the next owners will love it as much as I have."

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Floor Plan

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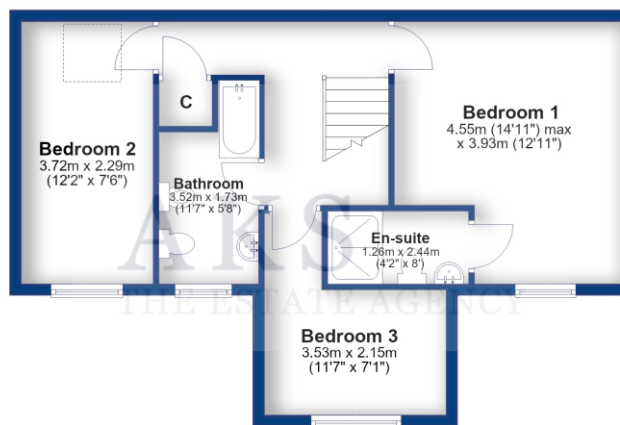
Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)



**Energy
Performance
Certificate**

t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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Key Features:

- NO UPWARD CHAIN
- DOUBLE GARAGE WITH SIDE BY SIDE PARKING FOR 2 VEHICLES
- 3 BEDROOM SEMI DETACHED HOME
- SPACIOUS LIVING AREAS
- PART OF A SMALL CONVERTED DEVELOPMENT OF ONLY 5 HOMES
- EPC TBC



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with a pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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