

# Woodcock Heath

Kingstone, Uttoxeter, ST14 8QS

John   
German





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£664,995

PART EXCHANGE CONSIDERED

Extremely well-presented single storey detached country home providing spacious & versatile accommodation, occupying a delightful plot extending to approx. 1.1 acres in total, enjoying magnificent countryside views and a high degree of privacy.

Beautifully combining peace and tranquility with extremely easy access to the surrounding towns and villages, viewing and consideration of this individually designed and built country home is essential to appreciate the size, standard and versatility of the accommodation. Ideal for a variety of potential buyers including those moving up or down the property ladder, plus those searching for ample outside space due to its fabulous plot which in total extends to approximately 1.1 acre comprising interconnected front and rear gardens, a small orchard and a paddock – all of which enjoy panoramic view over the surrounding farmland and countryside, plus a high degree of privacy.

There is planning permission for the construction of a timber framed annexe in the grounds - Planning Reference P/2025/0344.

Situated on the rural outskirts of the highly regarded and desirable village of Kingstone with its range of amenities including the Talbot First School, the excellent Shrewsbury Arms public house and restaurant, The Manor Golf Club, active village hall and St. Johns the Baptist Church, as well as several walks through the surrounding countryside. Only a short drive away (approx. 4.5 miles/under 10 minutes) is the town of Uttoxeter with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation** - A storm porch with a part obscure double-glazed entrance door and side light opens to the welcoming L-shaped hallway with a built-in double airing cupboard and access to the boarded loft via a fitted pull-down ladder. Quality doors open to the generously sized and versatile accommodation, and the fitted guest WC.

The spacious living/dining kitchen extends to the full width of the home, immersed in natural light from a front facing window overlooking the garden and wide uPVC double glazed French doors with side panels opening to the rear garden.

There is an extensive range of modern units with fitted work surfaces and a matching breakfast bar, an inset sink unit set below the window, a focal electric range stove and integrated appliances including a dishwasher, wine cooler, and a fridge/freezer. To the rear of the room there is space for both a dining suite and soft seating, taking advantage of the garden views. The separate utility room also has a range of units and a fitted worktop with an inset sink unit set below a window overlooking the rear garden, plus space for white goods, and access outside.

The comfortably sized, light and airy lounge also overlooks both the front and rear gardens, having a focal inset log burner set a quarry tiled hearth with a brick surround.

There are three good sized bedrooms, all of which can accommodate a double bed. The generously sized dual aspect master bedroom provides ample space for wardrobes to the rear where the window overlooks the garden, and benefits from a fitted en suite shower room which has a modern white suite incorporating a double cubicle with a mixer shower over. Bedrooms two and three overlook the front garden, with the third bedroom having a built-in wardrobe.

Completing the accommodation is the fully tiled family bathroom, having underfloor heating and a modern white suite incorporating a panelled bath with mixer shower and glazed screen above.

**Outside** - The home sits on a plot which in total extends to approximately 1.1 acre providing a gardener's paradise, ample space for anyone looking to rear a few animals or grow produce, or those looking just to have their own private space to enjoy without interruption and prying eyes.

There are established gardens to three sides of the property which are predominantly laid to lawn with well stocked beds and borders plus established trees, several seating areas positioned to take advantage of the sun and a useful home office/summerhouse which has power/light and underfloor heating, plus a timber shed and run, ideal for dogs or maybe chickens. A picket gate at the bottom of the garden leads to the small orchard which contains a variety of fruit bearing trees, leading to the paddock (approx. 0.41 acre) positioned to the side of the property ideal for rearing a few animals or a pony. There is also a useful good sized shed ideal for gardening equipment and implements, plus independent gated access. To the front of the property is a quality post and rail fence, with two sets of 5 bar gates for the gravelled in and out driveway which provides parking for numerous vehicles. There is also a hardstanding and a timber built detached double garage which has two up and doors, power and light and a personal door, situated in the paddock.

The whole plot enjoys a fabulous amount of privacy and panoramic views over the surrounding farmland and countryside beyond.



**W3W:** kingdom.renamed.messaging

**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.

The property is on two Land Registry Titles.

**Property construction:** Standard

**Parking:** Large driveway & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private drainage

**Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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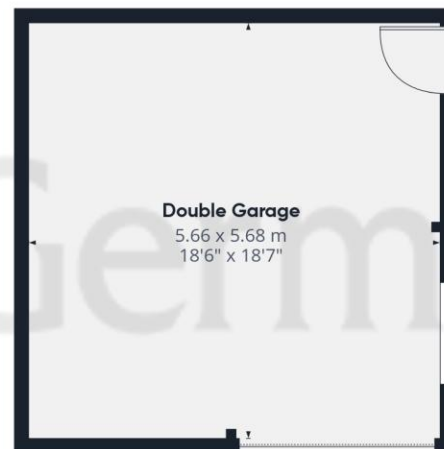


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

137.6 m<sup>2</sup>

1482 ft<sup>2</sup>



Ground Floor Building 2

(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.

## Referral Fees

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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