2 Woodland Views, Marchington, ST14 8NF

PH RESIDENTIAL

Offered with the benefit of no upward chain is the contemporary detached village home, showcasing substantially remodelled and upgraded interiors, four/five bedrooms and a peaceful setting within this premier Staffordshire location. Finished to a superb standard throughout, the interiors extend over mainly a single level, with additional split-level accommodation presenting ideal space to create ancillary accommodation to suit a dependent relative, a superb games room, gym or cinema room, or a self contained home office suite.

An immaculately landscaped frontage with granite steps rises to the front door, with the reception hall being an impressive welcome with a vaulted and glazed roof. The open plan living space offers a fitted kitchen with granite work surfaces, a formal dining area and a living area with panoramic fireplace, fireplace, with a further lower ground floor games room, gym or cinema room offering an ideal extension to the living space. above the games room is a spacious fifth bedroom/studio, which along with the games room, utility and cloakroom presents the ideal space to create a self contained annexe to suit multigenerational living. The inner hall leads into three double bedrooms and a family bathroom, with the master suite having fitted wardrobes and a luxurious en suite, and there is a fourth bedroom/study with French doors out to the gardens which also has an en suite. Outside, there is ample parking to the front aspect as well as well tended gardens, and both a secluded courtyard and lawned formal garden provide plenty of space to enjoy the peaceful village location. The property is serviced by mains gas central heating, double glazed windows and mains drainage.

Woodland Views is a peaceful cul de sac set in the heart of Marchington, combining the ideals of idyllic rural village living alongside convenient access to local amenities and commuter links.

This premier Staffordshire village is home to a church, a traditional pub, a village hall, tennis courts, a cricket pitch, a bowling green and an award-winning community shop, all within a few minutes' walk of Porters Farm. A short drive away is Draycott in the Clay, offering a village store/post office, additional pubs and a farm shop, with larger facilities including supermarkets, a train station and a leisure centre found in the market town of Uttoxeter.

A highly regarded primary school in the village feeds into Uttoxeter's middle and high schools, and there are a superb choice of private schools including Denstone College, Abbotsholme and Lichfield Cathedral.

The village offers easy access to commuter routes including the A50, A38, M6 Toll and M1, direct rail links to Birmingham and London (in 90 minutes) can be found in the Cathedral City of Lichfield or East Midlands Parkway, and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.

- **Contemporary Detached Village Home**
- **Offered with No Upward Chain**
- **Extended & Remodelled Interiors**
- **Desirable Setting in Premier Village**
- **Contemporary Open Plan Living**
- **Annexe/Home Office Potential**
- **Modern Kitchen, Living & Dining Areas**
- **Reception Hall, Utility & Two Cloakrooms**
- **Four Good Sized Bedrooms**
- **Two En Suites & Family Bathroom**
- **Games Room/Gym/Cinema Room**
- **Fifth Bedroom/Studio/Office**
- **Parking, Well Tended Gardens to Front & Side & Further Courtyard Garden**
- **Walking Distance to Village Amenities**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 3.55 x 2.4m (approx. 11'8 x 7'10)
Granite steps rise to the entrance door, where full height windows to the front and a glazed roof provide plenty of natural light. There is a recessed cloaks cupboard to one side, the hall has feature tiled flooring, and a second mirrored door opens into the **Cloakroom**. The hallway opens through to:

Open Plan Living & Dining Kitchen 9.3 x 7.77m (approx. 30'7 x 25'6)
A magnificent open plan space, having contemporary full height windows to two sides, solid oak flooring and a feature panoramic electric fireplace to the flexible **Living Space**. To one side a pendant light fitting hangs above the **Dining Area**, and the **Kitchen** is fitted with a range of contrasting island, wall and base units with granite work surfaces over, providing a breakfast bar to one side. There is an inset sink and an dishwasher and a range cooker, as well as spaces for an American fridge freezer and a wine fridge, and the kitchen has tiled flooring and French doors opening out to the garden

A door from the **Reception Hall** opens to additional split level accommodation, being ideal as additional bedrooms, living space or for conversion into a self contained annexe. There is a full height window to the front aspect and stairs lead down to the lower level:

Games Room/Gym/Cinema Room 6.63 x 4.77m (approx. 21'9 x 15'8)
A versatile space ideal as a home gym or cinema room, having fitted storage and a door opening through to the **Utility**. Along with the **Fifth Bedroom/Studio** above, this are could easily be converted into a home office suite or ancillary accommodation to suit a dependent relative or multigenerational living.

Fourth Bedroom/Studio 7.36 x 4.95m (approx. 24'2 x 16'3)
An ideal study or spacious guest bedroom, having skylights to the side and ample eaves storage

Utility
Fitted wall units and worktops house spaces for a washing machine and tumble dryer, with tiled flooring and double doors opening out to the rear gardens. A door opens through to a useful cloaks area, which in turn opens into the **Cloakroom**, with fitted wash basin, WC and tiled flooring

Doors from the **Inner Hall** open into:

Master Suite 4.4 x 3.53m (approx. 14'6 x 11'7)
A spacious principal bedroom suite having a range of fitted wardrobes and private use of:

En Suite
A modern suite comprises twin wash basins set to vanity units, WC and walk in shower, with tiled flooring and walls, a heated towel rail and obscured double doors opening out to the courtyard gardens

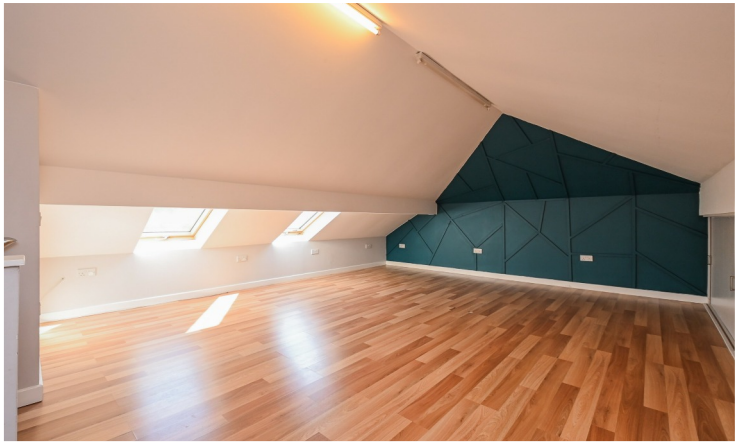
Bedroom Two 3.6 x 3.24m (approx. 11'9 x 10'8)
Another double room having a window to the side with garden views

Bedroom Three 4.22 x 2.5m (approx. 13'10 x 8'2)
A third double room having a window to the side and a vanity wash basin

Family Bathroom
Comprising a modern suite having fitted wash basin, WC, bathtub and separate shower, with tiled flooring, half tiled walls, an obscured window and a heated towel rail

Study 2.5 x 2.44m (approx. 8'2 x 8'0)
Double doors open out to the courtyard gardens and a door opens into the:

En Suite
Fitted with pedestal wash basin, WC and shower, with tiled flooring, half tiled walls a skylight



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Property For Sale:

Floor Area: 2,540 ft²

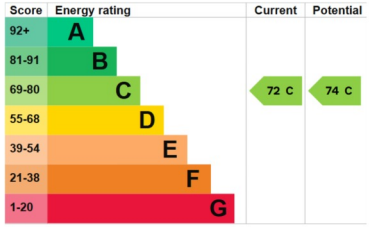
Outside

The property is set at an elevated position back from the lane, having beautifully landscaped gardens and granite paved steps rising to the front door. There is a block paved driveway with parking for a number of vehicles, and gated access to one side leads into the gardens

Gardens

Extending to the side aspect there a lawned garden with walled flowerbeds, raised beds and a greenhouse, with French doors opening into the **Open Plan Kitchen**

To the rear aspect there is a secluded **Courtyard Garden**, laid to stone paving and decking, edged with raised beds and mature hedging. there is access into the lower level **Utility**, to **Bedroom Four/Study** and into the **Master Suite** from the courtyard, which has exterior lighting and water



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Ph 11.08.2026