



## Field View Cottage Birch Cross

### Marchington, Uttoxeter, ST14 8NX

Nestled on the peaceful edge of Marchington village in Staffordshire, this charming 2-bedroom cottage perfectly blends traditional character with modern living. The ground floor features two spacious reception rooms, each bright and inviting, ideal for both relaxing and entertaining. The well-equipped kitchen offers plenty of storage and workspace, with convenient access to the garden.

A handy downstairs toilet and utility room complete the ground floor layout, adding practical functionality.

Upstairs, you'll find two generous double bedrooms, each offering ample space and comfort. A family bathroom services the first floor, thoughtfully designed to meet the needs of everyday living.

Outside, the property benefits from off-road parking for two cars and a large single garage, providing ample space for vehicles and additional storage. To the rear, enjoy peaceful views over open fields, creating a serene and picturesque backdrop.

Surrounded by picturesque countryside and just a short stroll from the village centre, this cottage offers a tranquil rural lifestyle with all the essentials close at hand. Available from August 2026.

£1,195 PCM

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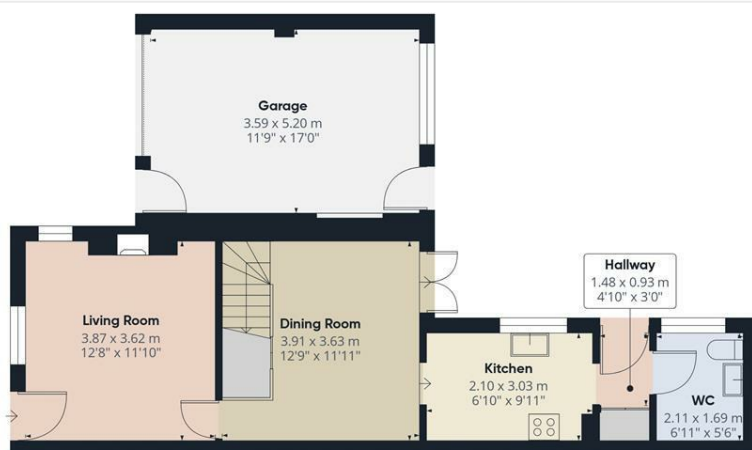
- Charming 2-bedroom cottage located on the edge of Marchington village, Staffordshire
- Downstairs toilet and utility room for added convenience
- Off-road parking for two cars
- Available for occupancy from August 2025
- Two spacious reception rooms, bright and inviting
- Two generous double bedrooms on the first floor
- Large single garage providing additional storage space
- Well-equipped kitchen with ample storage and workspace
- Family bathroom on the first floor
- Peaceful rear views overlooking open fields



Directions



## Floor Plan



### Floor 0



### Floor 1

Approximate total area<sup>(1)</sup>90.1 m<sup>2</sup>970 ft<sup>2</sup>

(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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