

Church Lane

Marchington, Uttoxeter, ST14 8LJ

John German





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£485,000

Highly individual detached cottage style home providing generously sized and versatile accommodation, occupying a slightly elevated position backing onto fields in the highly regarded and sought-after village.

Ideal whether looking to downsize to downsize or for a country village retreat, internal inspection of this lovely cottage style home is highly recommended to appreciate its room dimensions and versatile layout, specification, and its exact position which backs onto open fields. Located in the heart of the highly regarded and desirable village of Marchington within walking distance to its range of amenities including St. Peter's First School, The Dog and Partridge public house and restaurant, community village shop, village hall, and the cricket club. Walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter and Burton upon Trent, plus the cathedral city of Lichfield, are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - An enclosed entrance porch has a built-in cloaks cupboard housing the central heating boiler, and a door leading to the spacious and versatile ground floor accommodation. A lobby area leads to the living space, and doors open to the front facing double bedroom and the fitted shower room which has white suite with complimentary tiling, incorporating a corner cubicle with an electric shower over. The extremely impressive open plan living dining kitchen extends to the full width of the home, with wide uPVC double glazed bi-fold patio doors opening to the rear garden, and a focal fire on the living area. In the kitchen area there is a range of shaker style base and eye level units with fitted worktops and a matching breakfast bar, an inset sink unit set below the window overlooking the rear garden, space for a gas range stove with an extractor hood over, plus an integrated appliances including a dishwasher, wine fridge and fridge/freezer. Obscure glazed double doors open to the front facing reception room, currently used as a formal dining room but providing potential to be used as a sitting room, or a bedroom, depending on your needs. A side hall has doors leading to the laundry room, the front elevation and the garage.

The first floor study area has a skylight providing natural light and a door opening to the spacious dual aspect master bedroom, providing a light and airy space with a front facing window and uPVC double glazed French window with a Juliette balcony enjoying a fabulous view over the surrounding fields and countryside beyond. Also benefitting from a range of fitted wardrobes and a fully tiled ensuite bathroom, which has modern white suite incorporating both a freestanding bath and a separate double shower cubicle with a rainfall head over.

Outside, to the rear, a paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy, leading to the garden laid predominantly to lawn with borders containing a variety of shrubs and plants, with a further circular block paved seating area at the bottom of the garden adjacent to the open fields to the rear. To the front is a well-stocked border containing a variety of established plants and shrubs. A tarmac driveway and turning point provides off road parking for several vehicles leading to the attached L-shaped garage which has an up and over door, power and a personal door to the rear garden.

What3words: ///losses.farmland.unstated

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

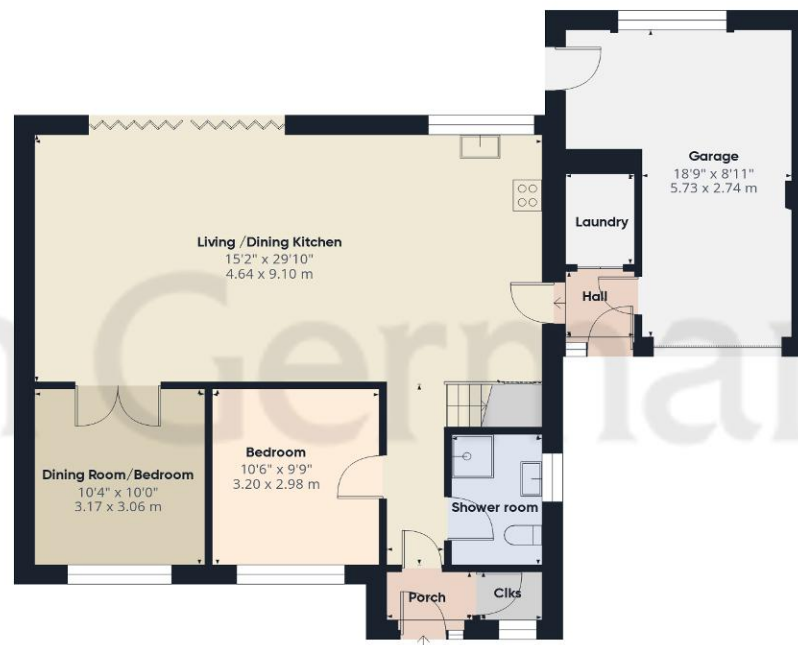
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/30032026







Ground Floor

Approximate total area⁽¹⁾

1594 ft²

148.1 m²

Reduced headroom

64 ft²

5.9 m²

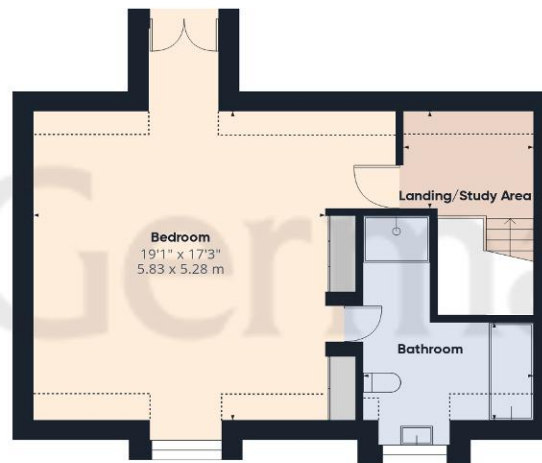
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





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

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