

Hall Orchard

Bramshall, Uttoxeter, ST14 5DF

John German



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£475,000

Handsome traditional detached home providing tastefully presented and much improved family sized accommodation, including a ground floor extension, situated on the small cul-de-sac in the highly regarded and sought-after village.

Internal inspection and consideration of this excellent traditional style 'Stan Clarke' built home is absolutely essential to appreciate the room dimensions and layout of the accommodation, standard and the improvements made by the current owners, and its exact position on the quiet cul-de-sac where homes rarely come to the market.

Situated in the well-regarded and desirable village within easy walking distance to its range of amenities including The Butchers Arms public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive, or brisk walk, away with its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: A traditional brick and timber framed and tiled canopy porch, with a replacement composite door with glazed side lights open to the extremely welcoming central hallway, providing a lovely introduction to the home with a feature flag stone floor which extends to the majority of the extended ground floor accommodation, stairs rising to the first floor with a useful understairs cupboard, and doors to the spacious living space and fitted guest wc.

To the left is the well-proportioned lounge which extends to the full depth of the home, immersed in natural light provided by the wide bow window to the front and French doors opening to the patio and rear garden. The main focal point of the room is the log burner set on a slate hearth, with a timber mantel.

On the opposite side of the hall is the heart of the home, the open plan living/dining kitchen which also extends to the full depth of the property, with dual aspect windows providing an abundance of natural light, space for both dining and soft seating and feature wall panelling. The kitchen has an extensive range of Shaker style units with timber worktops and a matching breakfast bar, an inset ceramic sink unit set below the window overlooking the pleasant garden, space for a range stove and integrated appliances including a dishwasher and fridge/freezer.

The utility room also has a range of Shaker style units with a timber worktop and inset sink unit, plumbing for a washing machine and space for further appliances. There is both a window and part double glazed door opening to the rear patio and garden, and a further door leading to the versatile reception room which is currently used as a gym, but equally adapt to use as a study or play room depending on your needs.

To the first floor the landing has built in storage and access to the loft. Doors open to the four good size bedrooms, all of which can accommodate a double bed, with the rooms to the rear enjoying a pleasant far-reaching outlook. The front facing master bedroom has the benefit of a refitted ensuite shower room, with a white modern suite incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom which has fully tiled walls and a white suite, incorporating a panelled bath with an electric shower and glazed screen above.

Outside: To the rear the southerly facing enclosed landscaped garden enjoys a degree of privacy, with a feature natural stone patio providing a wonderful relaxing and entertaining area with space for dining and a raised seating area, plus a play area. The good-sized lawn has borders and trees, plus space for a summerhouse. Steps to the side of the lawn provide access to the rear of the garage and gated access to the driveway.

To the front is a garden laid to lawn with borders, and a wide tarmac driveway with brick edging providing off road parking for several vehicles. Approached from Church Lane, shared access with the neighbouring property leads to further off-road parking and the tandem garage, which has an up & over door, power and light, and a personal door opening to the rear garden.

W3W – shield.shipyards, thighs

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.

Property construction: Standard **Parking:** Two driveways & tandem garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 F

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

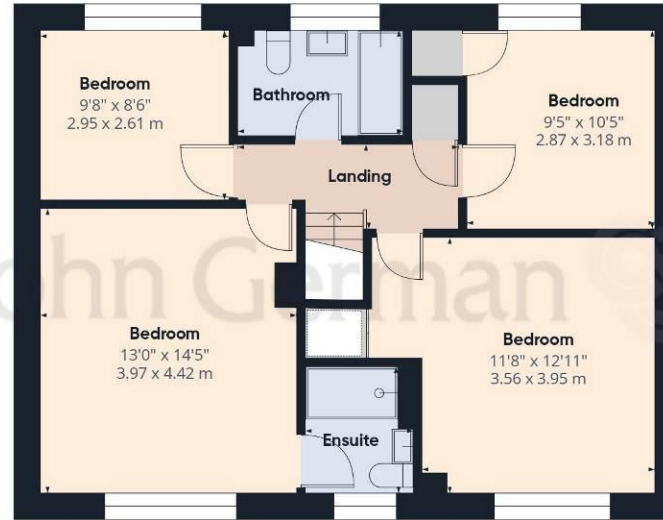
Our Ref: JGA22092025







Ground Floor Building 1



Floor 1 Building 1



Garage
8'4" x 29'5"
2.56 x 8.98 m

Approximate total area⁽¹⁾

1839 ft²
170.9 m²

(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.



Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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