



2 Woodland Views  
Marchington | Uttoxeter | Staffordshire | ST14 8NF

## 2 WOODLAND VIEWS

*2 Woodland Views is a modern and well-presented detached family residence situated in the village of Marchington and in easy reach of the market town of Uttoxeter. Presented to a high standard this property makes an ideal family home and includes 5 bedrooms, 3 bathrooms, an open plan kitchen/ dining and living area. The double garage is currently being used as a gym/games room and entertainment area. Off-road parking with child friendly private gardens.*







# GROUND FLOOR

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## Ground Floor

As you enter the reception hall of this modern family residence you appreciate the contemporary features throughout combined with the light and airy ambiance. This is emphasised with the substantial skylight allowing natural light to flood in and an ideal place to greet family and friends. This leads through to the open plan kitchen/dining and living area which is substantial in size and perfect for entertaining with the kitchen island being the focal point of the room. An abundance of natural light enters via the floor to ceiling windows to the front as well as the French doors to the side and allowing an easy flow to the gardens themselves. This living space is great for informal and formal dining and entertaining whilst maintaining a contemporary theme throughout and creating a cosy and welcoming ambiance.

An internal hall then leads through to three double bedrooms which are equally well presented and the master having its own walk-in ensuite facilities as well as fitted wardrobes. There are also French doors through to the private courtyard garden. A family bathroom also compliments the other two double bedrooms for convenience. Bedroom four sits off the kitchen/living room, which again has its own direct access to the courtyard garden and an ensuite shower room. A downstairs cloak cupboard and guest WC off the reception hall completes the ground floor accommodation.

The double garage is currently set out as a gym/games room but could be utilised as a home office, if required. A useful laundry room and WC are also in close proximity, while French doors again give access to the courtyard garden.









# SELLER INSIGHT

“ From the moment we first stepped into 2 Woodland Views, we instantly fell in love. What drew us in straight away was the extensive open-plan living space. It felt warm, welcoming, and perfectly designed for family life. From day one, it gave us the ability to be together as a family while still enjoying space, light, and flexibility — something that has shaped so many happy memories here.

Over the years, we have thoughtfully improved the home to enhance both its comfort and lifestyle appeal. The kitchen and living room have been renovated to create a modern, stylish heart of the home, ideal for everyday living and entertaining alike. This open-plan living area remains, without question, our favourite part of the house – it is where life naturally happens, be it family meals and celebrations, or relaxed evenings hosting friends. We also transformed one of the rooms into a gym, which has been one of the most versatile and fun spaces in the house — evolving over time into everything from a full-blown nightclub, to an old English pub, and even a cinema room. It is a testament to how adaptable and generous this home truly is. The house is perfectly suited to entertaining, offering ample space without ever feeling overwhelming.

Outside, the rear courtyard garden is a real hidden gem. It is a complete sun trap, wonderfully private, and truly comes into its own during the summer months, thriving in warmer weather and offering a peaceful retreat from the day.

The location of the property has been another huge benefit. We are within an excellent school catchment and enjoy easy access to major road networks including the M1, M6, M42, A38 and A50, making commuting and travel incredibly convenient.

Leaving 2 Woodland Views will be emotional — it has been a fantastic family home — but we know it offers something very special for its next owners.\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





































First Floor: The first floor has a substantial double bedroom with eaves storage and would make an ideal guest bedroom with sky lights offering an abundance of natural light.









# OUTSIDE

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The gardens are split into two main sections with the courtyard garden to the back offering privacy and being predominantly landscaped and ideal for entertaining with barbecues in mind. The side garden is mainly laid to lawn with a patio area adjacent to the side of the property. There is driveway parking to the front of the property.







# LOCATION

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2 Woodland Views is situated in the village of Marchington near the popular market town of Uttoxeter. The nearest railway station is Uttoxeter, offering access to London in approximately in 1.5 hours, Manchester in 1 hour and Birmingham in 30 minutes. There are many private schools for all ages within the area, including Denstone Private School.









# INFORMATION

## Services, Utilities and Property Information

Tenure - Freehold

Council Tax Band - C

Local Authority - Stafford

EPC – Rating C

Property Construction - Standard (brick and tile)

Electricity Supply - Mains

Water Supply - Mains

## Drainage and Sewerage - Mains

Heating - Gas

Broadband - Superfast Broadband up to download 80 mbps // 20 mbps upload  
connection available - we advise you to check with your provider

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area - we advise you to check with your provider

Parking – Driveway parking for 4+ vehicles

#### Additional Information – Smart heating system via Hive

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on 01889 228080.

## Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

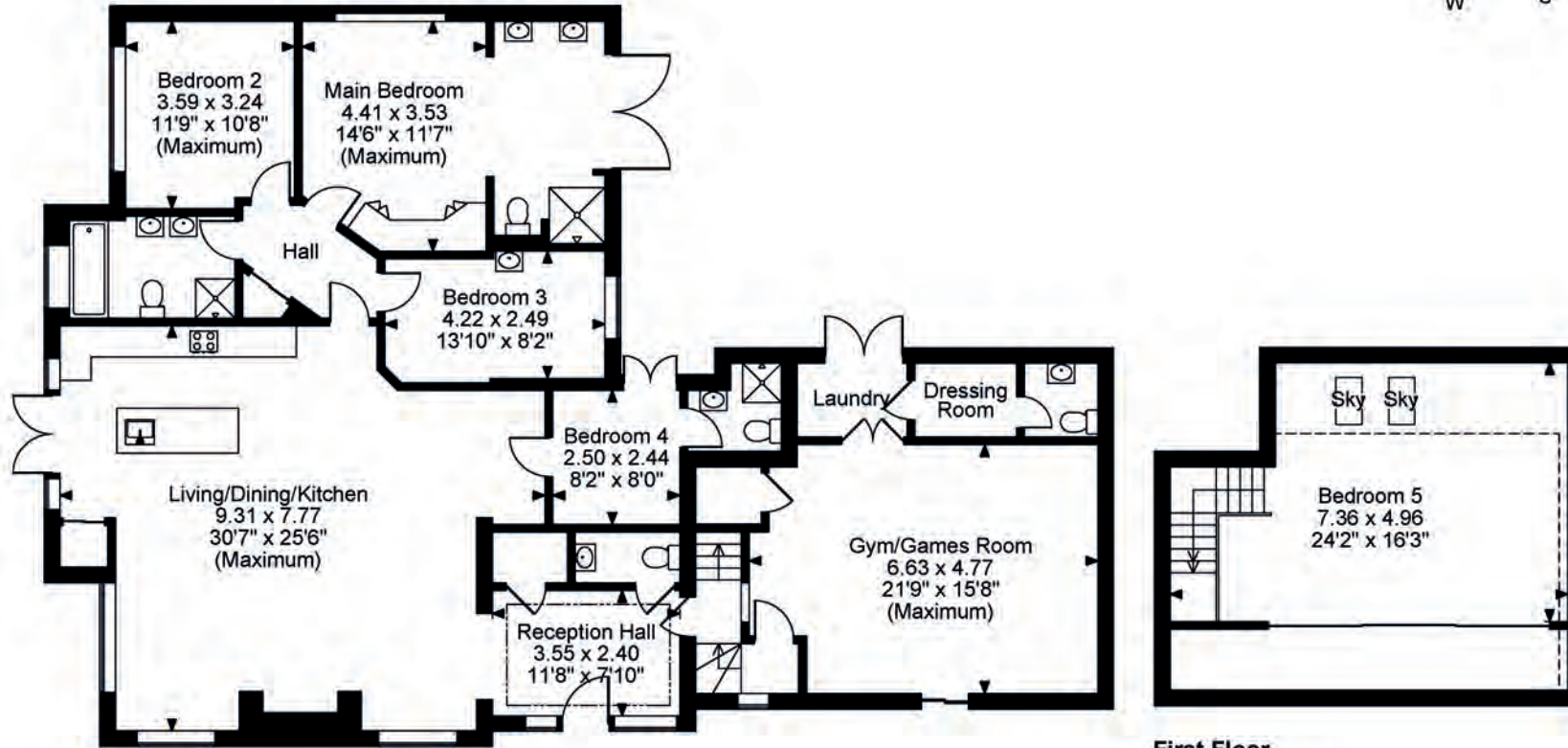
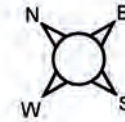
Sunday – 8.00am- 8pm



*Offers over* £575,000



**Woodland Views, Marchington, Uttoxeter**  
**Approximate Gross Internal Area**  
**2434 Sq Ft/226 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**KARL RUSK**

PARTNER AGENT

Fine & Country Staffordshire

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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