

Birch Cross

Marchington, Uttoxeter, ST14 8NX

John 
German





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£325,000

Extremely attractive traditional cottage with well planned extended accommodation enjoying magnificent far reaching southerly views over the surrounding fields and countryside, located in a well-regarded area between the village of Marchington and Uttoxeter town.



Ideal whether you're looking to move up or down the property ladder, or for a country retreat, viewing and consideration of this impressive traditional cottage is absolutely essential. Well planned and sympathetically extended while retaining its original character, the home's many standout features include the spacious living/dining kitchen and first floor master bedroom with sun terrace which both take advantage of the breathtaking far reaching views over the adjoining fields and countryside beyond, its immaculate condition and presentation, and its convenient location.

Situated between the highly desirable village of Marchington and the town of Uttoxeter, with countryside walks through the surroundings on the doorstep. Marchington offers an excellent range of village amenities including St. Peters first school, the Dog & Partridge public house and restaurant, the community village store, active village hall, church and the cricket ground that plays home to Uttoxeter Cricket Club. Uttoxeter provides a wider range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, Padel Club, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent, with Burton upon Trent and Lichfield also being within easy commutable distance.

A uPVC part obscure double glazed entrance door opens to the living room which provides a delightful introduction to the home and an instant impression of the accommodation on offer, having a focal exposed chimney breast with an open fire and a blue brick hearth, plus a timber mantel. The laminated wooden floor flows into the versatile second reception area which is ideal for additional seating, dining, home working or a play area, having a focal chimney breast with a log burner set on a slabbed hearth, stairs rising to the first floor and a useful understairs cupboard, plus a side facing window providing further natural light.

The hub of this lovely cottage is the living/dining kitchen which is immersed in natural light provided by three side facing windows and wide uPVC double glazed French doors all overlooking the adjoining farmland. Having a tiled floor and a range of units including display cabinets and a larder cupboard, worksurfaces with an inset ceramic sink set below one of the windows enjoying the view, space for a range stove with an extractor hood over, plumbing for both a dishwasher and washing machine, and space for a fridge/freezer. Completing the ground floor space is the rear hall which provides space for your coats and boots, having doors to the outside and the downstairs WC, which has a white suite with complementary tiling and a window.

To the first floor, the landing has a built-in airing cupboard and traditional doors leading to the three double bedrooms, two of which can easily accommodate a double bed. The 'showstopper' being the bedroom positioned to the rear of the home which a wide double-glazed door and side panel opening to a balcony, enjoying the magnificent south facing, unspoilt view over the surrounding fields and countryside. Bedroom three is currently used as a dressing room/study and also enjoys the fab view to the rear. Finally, there is the fully tiled bathroom which has a modern three-piece suite incorporating a panelled shower bath with an electric shower and glazed screen above, heated towel rail and a side facing window.

Outside, to the rear, a block paved patio with brick edging provides the perfect space to have your morning coffee whilst enjoying the surrounding countryside, leading to lawn which has a mixture of flower and vegetable beds. There is space for shed and the block paving wraps around the side of the property where there is a well stocked border and gated access to the front. To the front is a natural stone paved patio leading to a lawn enclosed by picket fencing. A gravelled driveway provides off road parking for several vehicles, and a path shared with the adjoining property leading to the front door.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

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

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

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

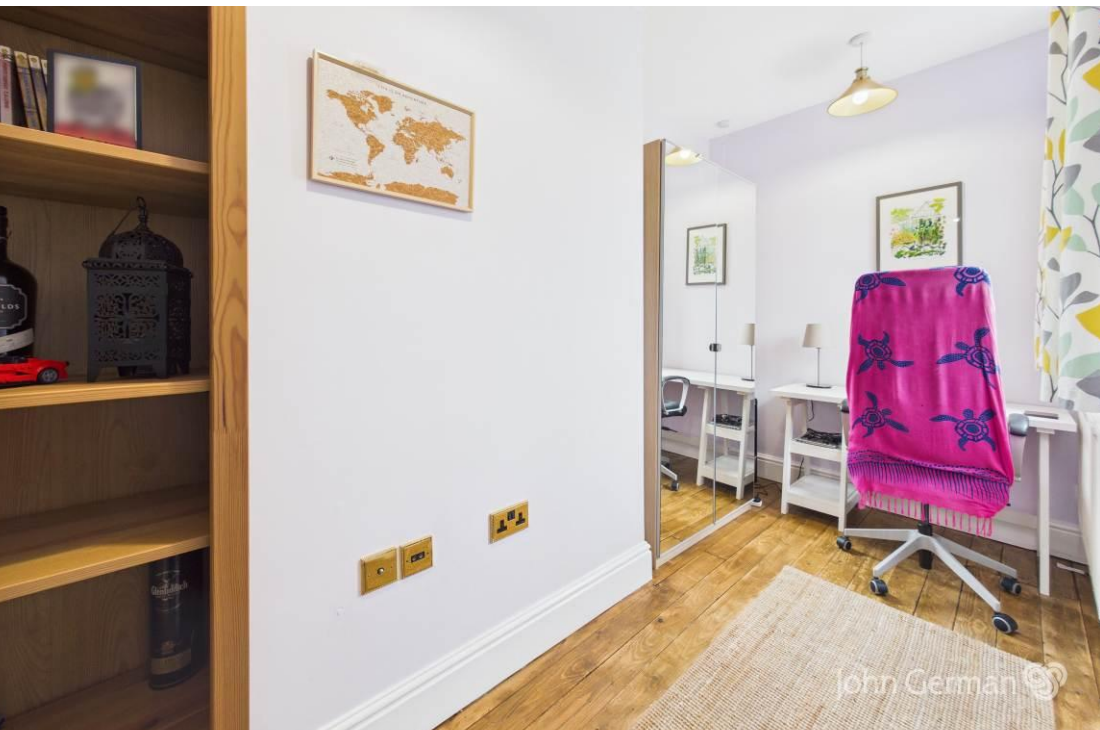
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/18052026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

81.5 m²

877 ft²

Balconies and terraces

11.9 m²

128 ft²

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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