



The Oak Barn, Woodroffes Cliff, Marchington Woodlands, ST14 8PB

Overlooking far-reaching views from its enviable position in this premier hamlet, The Oak Barn is an immaculately presented three bedroom detached barn offered with no upward chain, residing within an established 0.4 acre grounds approach by a private gated entrance. Being bordered by the tranquil countryside of Marchington Woodlands, this characterful former cowshed originally dates back to the 1800s and now offers thoughtfully designed interiors finished to an exceptional standard, featuring impressive vaulted ceilings and beams complemented by modern fittings and a versatile layout ideal to suit couples,

families or those also needing space to work from home. A standout feature of The Oak Barn is the extensive outside space, offering ample private parking, beautifully established formal gardens and sweeping lawns from which far-reaching countryside views can be fully appreciated. Enjoying an idyllic rural setting, this individual home perfectly combines the tranquillity and charm of country living with the convenience of a highly desirable and well-connected location.

A five bar gate opens into the 0.4 acre plot, where there is ample parking and access into

the formal gardens and lawns. The front door leads into the reception hall, featuring a wealth of exposed beams and a gallery onto the landing above, with bespoke thumb latch doors open into two spacious and characterful reception rooms, a study and the breakfast kitchen. Also to the ground floor is a large utility, a cloakroom and a modern shower room, presenting the option for a ground floor bedroom if required. An oak staircase rises to the galleried first floor landing, which offers a spacious relaxation area or potential to create a fourth bedroom, with a skylight

enjoying idyllic rural views to the front. Three double bedrooms are serviced by a refitted family bathroom, with the master bedroom having oak framed full height windows overlooking the driveway, gardens and views beyond. The second bedroom is another good sized suite, having private use of an en suite bathroom with dressing area. From all sides tranquil countryside views can be appreciated, with an abundance of local wildlife including deer and birds of prey regularly passing through. The barn is serviced by double glazed windows, LPG central heating and private drainage.



The Oak Barn lies within the premier hamlet of Marchington Woodlands, a desirable location home to an array of working farms, cottages and country homes within some of the area's most scenic countryside.

The neighbouring village of Marchington is home to a church, the Dog & Partridge pub, a village hall, tennis courts, a cricket pitch, a bowling green and an award winning community shop. Further amenities can be found in Uttoxeter, a pretty market town where supermarkets, leisure facilities and the renowned racecourse can be found.

There are a choice of excellent schools in nearby villages including Marchington, Abbots Bromley, Newborough and Draycott, feeding on to Oldfields Hall Middle School and Thomas Alleyne's High in Uttoxeter, with school bus collecting daily from outside the house if required. An excellent choice of private schools are also nearby including Denstone, Lichfield Cathedral and the JCB Academy.

A location ideally suited for outdoor pursuits, an array of public footpaths routes can be enjoyed from the barn's doorstep, ideal for dog walking and appreciating the peaceful surroundings. Local equestrian centres include Eland Lodge and Marchington Field as well as two local livery yards.

For commuters, the location offers easy access to the A515, A38 and A50 and the national motorway network beyond, East Midlands, Birmingham and Manchester airports can all be reached within an easy short drive and there is regional rail travel available in Uttoxeter.

- Detached Barn in Desirable Rural Setting
- Offered with No Upward Chain
- Established 0.4 Acre Grounds with Panoramic Countryside Views
- Private Gated Entrance & Driveway with Ample Parking
- Quality Finish & Wealth of Character
- Lounge with Wood Burning Stove
- Sitting Room & Study
- Breakfast Kitchen & Spacious Utility
- Shower Room & Cloakroom
- Impressive Galleried Landing – Potential Fourth Bedroom
- Three Double Bedrooms
- En Suite Bathroom & Family Bathroom
- Tranquil Setting amidst Scenic Staffordshire Countryside
- LPG Central Heating, Private Drainage & Double Glazing
- Well Placed for Local Amenities & Commuter Routes

Reception Hall

A characterful welcome to this countryside home, having oak flooring, a wealth of exposed beams and oak thumb latch doors leading into the **Sitting Room**, **Study** and:

Lounge 5.22 x 4.52m (approx. 17'2 x 14'10)

French doors to the side of the barn enjoying idyllic views as well as access out to the flagstone terrace and

Study 2.74 x 2.35m (approx. 9'0 x 7'9)

A useful home office having a window to the front

Sitting Room 4.58 x 3.32m (approx. 15'0 x 10'11)

An ideal snug, playroom or formal dining room, having a window to the front



Oak steps rise from the **Reception Hall** where a door opens into:

Breakfast Kitchen 4.2 x 4.03m (approx. 13'9 x 13'3)
Featuring a wealth of original beams, the kitchen comprises a range of wall and base units housing a Belfast sink, space for a range cooker and integrated appliances including a dishwasher and fridge freezer, with the solid oak worksurfaces extending to one side to create a breakfast bar. A door opens out to the front aspect, and an opening leads into the:

Utility 3.85 x 2.57m (approx. 12'8 x 8'5)
Fitted with units coordinating with those of the kitchen, having an inset sink and spaces for a washing machine and fridge. Windows to two sides enjoy a pleasant rural outlook, and a thumb latch door opens into the **Cloakroom**, which is fitted with wash basin and WC.

Shower Room 2.65 x 1.5m (approx. 8'8 x 4'11)
This modern suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled splash backs and a heated towel rail



An oak staircase rises to the first floor **Galleried Landing** 8.87 x 5.3m (approx. 29'1 x 17'5), an impressive space having vaulted ceilings with beams, a skylight to the front overlooking rolling Staffordshire countryside and a range of fitted wardrobes. This spacious landing could easily be converted into a fourth bedroom if desired

Master Bedroom 5.16 x 4.48m (approx. 16'11 x 14'8)
A spacious principal bedroom having a range of fitted wardrobes, vaulted ceilings and oak framed full height window

Family Bathroom 2.7 x 1.71m (approx. 8'10 x 5'7)
Fitted a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs and a heated towel rail

Bedroom Two 4.23 x 4.16m (approx. 13'11 x 13'8)
An alternative master suite, having vaulted ceilings with exposed beams, a skylight and a window to the front enjoying open views. With private use of:

En Suite Bathroom 3.84 x 2.3m (approx. 12'7 x 7'7)
Comprising pedestal wash basin, WC and bathtub, with a heated towel rail, a skylight to the front overlooking rural views and a

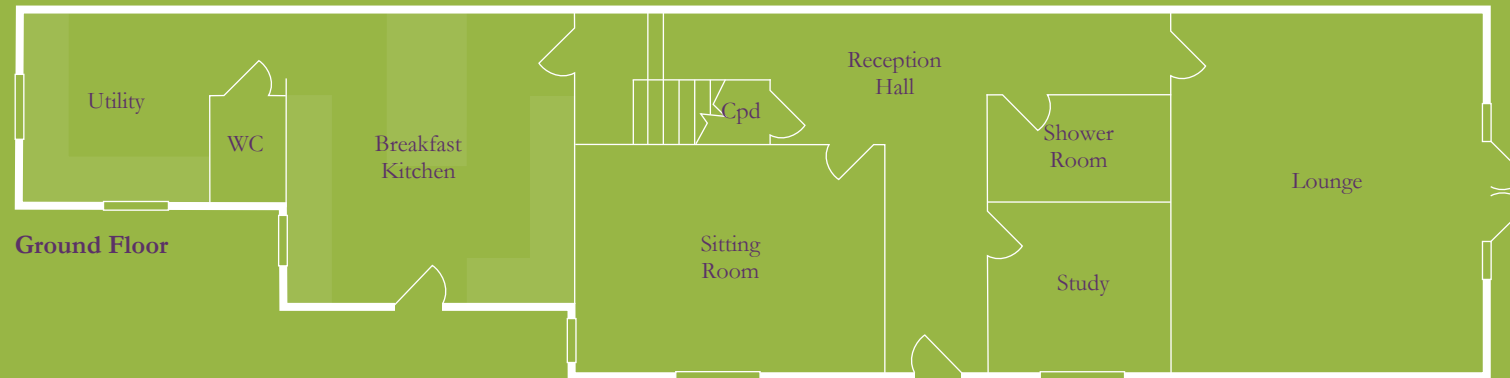
Bedroom Three 4.22 x 2.38m (approx. 13'10 x 7'10)
a third double room having exposed beams and a window to the front



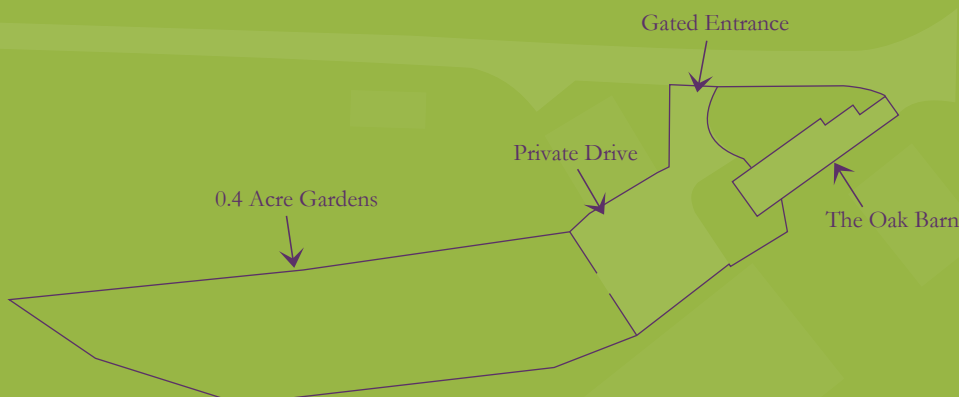
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Floor Area: 2,099 ft²



Outside & 0.4 Acre Grounds

The Oak Barn is approached via a private gated entrance, leading into an expansive gravel driveway bordered by mature trees. A raised flagstone terrace lies next to the property edged with oak sleepers, with a covered outdoor kitchen area housing a pizza oven, tandoor grill and space for a barbecue, enjoying pleasant views down towards the gardens. A walkway leads around to the lawned fore gardens with a low hedge highlighting far reaching views, and doors open into both the **Reception Hall** and the **Kitchen**. There is exterior lighting and a hot and cold water point

The extensive lawned gardens enjoy privacy to all sides and have been planted with a small orchard home to apple, pear, damson, plum and cherry trees. To the far end of the garden is a delightful terrace bordered by mature foliage and hedging, and a lower level of lawn is home to young oak trees and a small wildlife pond with a raised decking above. Outbuildings included in the sale comprise a large shed with power and lighting and an open garden store

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