

Timber Lane

Uttoxeter, Staffordshire, ST14 8DQ

John German





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£925,000

Extremely handsome traditional double fronted residence with well-proportioned family sized accommodation, immersed in original features and character, occupying an established plot extending to approx. 1.99 acres on the edge of Uttoxeter.



An extremely rare opportunity to purchase this individually designed and built character home that has been in the current owner's family since 1965. The property has been well maintained but also offers additional scope for personalisation. Immersed in character and original features including large bay windows, high ceilings, deep skirting boards, ceiling coving and flooring.

The property occupies a stunning plot enjoying a good degree of privacy that extends in total to approximately 1.99 acres comprising formal gardens and wildlife gardens.

One of the most notable advantages of the property is its convenient position on the edge of Uttoxeter meaning the town centre and amenities are within walking distance including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, train station, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch with a glazed door and matching side panels leads to the hugely impressive and welcoming reception hall which has a beautiful parquet floor and an original staircase rising to the first floor. Original wide doors open to the well-proportioned ground floor accommodation and to the rear porch.

Positioned at the front of the property is the delightful living room which has a focal open fireplace with stone surround, wide patio doors to the side and a wide walk-in deep bay window to the front. Behind is the separate sitting room also having dual aspect windows overlooking the grounds and a focal fireplace with an open fire.

Also at the front is the lovely formal dining room having dual aspect windows including a wide walk-in deep bay window to the side overlooking gardens and also having a focal fireplace with display plinths. A door opens to the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob set below one of the dual aspect windows, built in double oven and space for further appliances plus an arch that returns to the reception hall.

The useful rear porch area has a wide sliding door opening to the outside and doors leading to the useful coal house, ground floor WC and a boiler room which in turn leads to a fitted bathroom which has a three-piece suite incorporating both a panelled bath and separate shower cubicle.

To the first floor the impressive part galleried landing leads to three large double bedrooms each having fitted wardrobes and all enjoying an abundance of natural light provided by the dual aspect windows overlooking the grounds. There is also a useful box room having a front facing window, and a fitted family bathroom positioned at the rear which has a suite incorporating a bidet, WC, 'his and hers' wash hand basins, panelled bath and a separate double shower cubicle.

To the second floor a landing area provides space to be used as a study or reading room with a rear facing window and doors leading to the fourth good sized bedroom and useful walk-in loft storage.

Outside - The property is set in grounds that extend to approximately 1.99 acres predominantly laid to formal lawns surrounding the property with paved patio areas enjoying a degree of privacy and taking advantage of the positioning of the sun with well stocked beds and borders containing a large variety of shrubs and plants plus mature trees. Towards the entrance the gardens have been left to encourage wildlife also having mature trees and plants.

At the rear of the property is an enclosed 'yard' with access to the adjoining garage and a useful workshop that could be utilised as a home office if required.

A sweeping driveway with a cattle grid at the entrance runs through the grounds leading to space for the parking of numerous vehicles and a turning island. An adjoining garage has a roller door and further double timber doors opening to another good sized garage.

A tarmac access from the turning island leads to the large detached double garage and adjoining games room. This structure provides potential to be converted into ancillary accommodation ideal for dependant relatives, subject to obtaining the necessary planning permission and consents.

Agents Note: New homes are being built nearby to the property but do not affect the gardens privacy. Further details are available from the office.

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

Services: Mains water and drainage. The property has an oil fired central heating system and private septic tank drainage. Purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/12082021

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







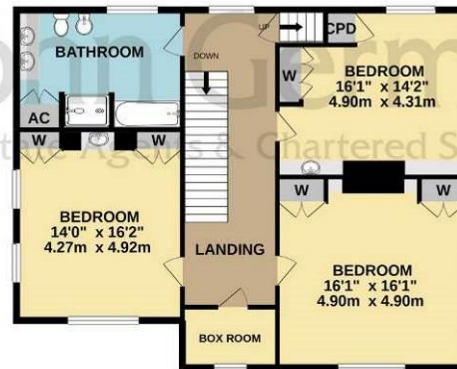




GROUND FLOOR



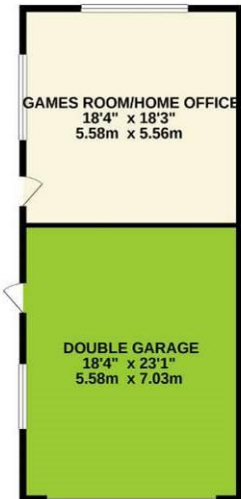
1ST FLOOR



2ND FLOOR



GARAGE & GAMES ROOM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		
55-68	D		58 D
39-54	E		
21-38	F	23 F	
1-20	G		



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