

# Church Lane

Bramshall, Uttoxeter, ST14 5BQ



Substantial traditional style home with well-maintained accommodation occupying a good-sized plot and enjoying truly outstanding far reaching views to the rear over surrounding countryside.

£274,000

John German 

For sale with no upwards chain involved, viewing and consideration of this well-proportioned home is strongly recommended to appreciate the huge amount of potential for extension (subject to obtaining the necessary permissions) and its fabulous position on the edge of this desirable village enjoying far reaching views over the surrounding farmland and countryside in a westerly direction.

The lovely village has a range of amenities including The Butchers Arms public house and restaurant, Sargeant's Butchers and adjoining shop, active village hall and the church. There are also numerous footpaths on the doorstep leading through the pleasant surroundings. The town of Uttoxeter and its wide range of amenities is only a short drive away as is the A50 dual carriage way linking the M1 and M6 motorways.

Accommodation - A timber door leads to the welcoming hall which has an original red quarry tiled floor, rear facing window providing natural light and stairs to the first floor.

The spacious lounge has a wide walk-in front facing bay window and a chimney breast with a cast log burner set on a quarry tiled hearth plus a fitted cupboard in the recess. Beside is a separate dining room which has a focal fireplace housing a log burner set on a hearth plus a built-in cupboard in the recess.

The kitchen has a range of base units with work surfaces and stainless steel sink unit set below the rear facing window overlooking the garden. There is space for an electric cooker, a built-in pantry and a red quarry tiled floor.

The rear porch/utility room has a fitted work surface and space for appliances plus doors leading to the garden and to the downstairs WC/store room.

To the first floor landing is a window enjoying far reaching rear views and doors opening to the three good sized bedrooms, two of which can easily accommodate a double bed.

Completing the accommodation is the family bathroom that has a white suite with an electric shower above the panelled bath, and tiled walls.

Outside - To the rear a patio leads to the good sized westerly facing garden enjoying the afternoon sun and a good degree of privacy. It is mainly laid to lawn with well stocked beds and borders, enclosed by established hedges and backing onto fields, enjoying those amazing far reaching views. There is also access to a brick built outhouse and to an extremely useful timber constructed shed (approx. 5.15m x 3.53m) having power and a log burner.

To the front is a garden laid to lawn enclosed by well kept hedges. A concrete driveway provides off road parking for several vehicles.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03102022

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

GROUND FLOOR

1ST FLOOR











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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