

Woodleigh House

Marchington, Uttoxeter, ST14 8LH

John 
German





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Offers Over £700,000

Magnificent individually designed and built residence providing well-proportioned and balanced family sized accommodation extending to over 2500 sq ft in total, occupying a delightful plot extending to approx. 0.26 acre backing onto fields.



Situated in the heart of the highly desirable village, viewing and consideration of this hugely impressive home is strongly advised to appreciate its room dimensions and layout, versatility, the delightful plot and its far-reaching views of the surrounding countryside, plus its exact position.

The lovely village provides a good range of amenities, including a community run shop, St Peter's First School, public houses, active village hall and a church. The town of Uttoxeter and its wide range of amenities is only a short drive away and the town of Burton-on-Trent and city of Lichfield are also an easy commutable distance. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

An enclosed porch leads to the impressive and welcoming reception hall where stairs rise to the first floor with storage beneath and doors open to the spacious ground floor accommodation and the guest WC.

The front facing lounge has a wide bow window providing natural light and a focal inset fireplace with a cast log burner set on a hearth. Part glazed double doors open to the separate dining room, which is presently used as a second sitting room, having a side facing window and a door returning to the hall. Wide sliding patio doors open to the large brick base and uPVC double glazed constructed conservatory providing considerable additional living space with underfloor heating and fabulous views over the garden and the countryside beyond.

The real hub of the home is the excellent dining kitchen which has an extensive range of base and eye level units and island, with granite work surface and breakfast bar, plus space for a range stove with extractor hood over, integrated dishwasher and wine fridge and space for an American fridge freezer. Sliding patio doors open to both the large conservatory and to the pleasant rear patio.

The fitted utility has a range of base and eye level units with work surfaces and space for appliances, opening to a further useful conservatory area which has a tiled floor and doors to the side elevation, a further downstairs WC and to the double garage.

Completing the ground floor space is the third separate reception room, providing an ideal study or playroom, depending on your requirements.

To the first floor, the extremely pleasant galleried landing has front facing windows and doors lead to the five bedrooms, all of which are able to accommodate a double bed and the rooms to the rear enjoy fabulous far reaching views.

The spacious master bedroom has a bank of built in wardrobes and the benefit of a fitted ensuite shower room having a modern four-piece suite incorporating both a panelled bath and a separate double shower cubicle.

Completing the accommodation is the family bathroom which also has a four piece suite incorporating a panelled bath and separate shower cubicle.

Outside, the property sits centrally in the delightful plot, extending to approx. 0.26 acres in total. To the rear is a spacious patio providing a lovely entertaining area enjoying a good degree of privacy with a hot tub, leading to a garden laid mainly to lawn with shaped borders and further seating areas positioned to take advantage of the sun, plus storage and gated access to the front.

To the front there are well stocked borders containing a large variety of shrubs and plants, plus a spacious concrete print driveway providing parking for several vehicles leading to the double garage which has an electric front door.

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.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/27012023

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











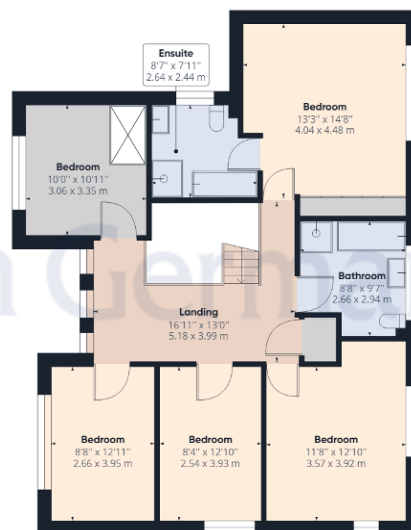


Ground Floor

Approximate total area⁽¹⁾

2950.56 ft²

274.12 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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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.

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



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