

# Malthouse Road

Alton, Stoke-on-Trent, ST10 4AG

John   
German









# Malthouse Road

Alton, Stoke-on-Trent, ST10 4AG

£485,000

A large, well-maintained garden with a wooden fence, a red building, and various plants and trees. The garden is lush with green grass, a wooden fence runs along the right side, and a red building is visible in the background. There are several trees and bushes, including a large tree on the left and a smaller tree in the center. The sky is blue with some clouds.

Unusual and highly flexible layout with 3 very generous reception rooms, 4 double bedrooms laid out over two floors with master en suite. Beautifully presented and set amongst truly stunning gardens in the middle of this very pretty and highly regarded Staffordshire moorlands village.



This really is one of those properties that can only be truly appreciated in person, you won't be disappointed! The property is mostly hidden from the road providing a good degree of privacy, approached via double gates that open onto a private driveway with extensive off road parking and turning space. Steps and gently sloping paths provide access up to the property which sits looking out over its extensive plot. Jutting out from the front of the property is a spectacular deck with glass and chrome balustrades.

The front entrance door opens into an entrance hall with two built-in storage cupboards and wood flooring that runs through into the lounge that has an open cast-iron fireplace with granite hearth and wooden surround and mantle. Glazed double doors lead to the dining room and sliding patio doors lead off to the garden room. The garden room features a lantern skylight, tiled floor with underfloor heating, radiator and bi-fold doors that open out onto a private patio. The dining room has wood flooring and a large window to the rear.

The kitchen is fitted comprehensive range of base and eye level units with a combination of wood and Formica worktops, a Belfast sink with mixer tap, a Range Cooker with extractor hood over plus space for fridge and washing machine. There are fully tiled walls and a tiled floor with underfloor heating, a Kickspace heater, window to the front and side entrance door.

The bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and panelled bath with shower over and folding glass screen, tiled splashbacks, tiled floor, wall mounted medicine cabinet and window to the front.

Moving through the property to the inner hallway which is a really lovely space with room for a small sofa or it has been used as a home office. A window overlooks the front and stairs rise to the first floor landing. Two double bedrooms complete the ground floor accommodation.

On the first floor the landing overlooks the rear garden and provides access to the third double bedroom and to the master bedroom which features an en-suite bathroom comprising low flush WC, vanity wash basin with cupboard storage under, a panelled bath with shower attachment over and tiled splashbacks.

Finally the lower ground floor was formally a garage and is a very useful storage room/utility room. There is plenty of additional garden storage provided by two timber garden sheds with a very useful covered section between, greenhouse and to the side of the property is a canopied walkway/storage area.

The gardens are divided into several different sections with a well kept lawn set with fruit trees, flower beds and borders, wooded areas with a small hen house and chicken run, paved patios and two separate vegetable gardens.

The highly desirable village of Alton provides a wide range of amenities including convenience shops, First School, doctors, village hall, a range of public houses and restaurants and a hairdressers. Local walks through the breathtaking countryside including the Chumet Valley, Dimmingsdale and Oakamoor. The towns of Uttoxeter and Ashbourne with their wider range of amenities are both in an easy commute as is the Peak District National Park.

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

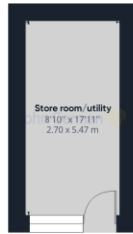
**Our Ref:** JGA/16052023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band E





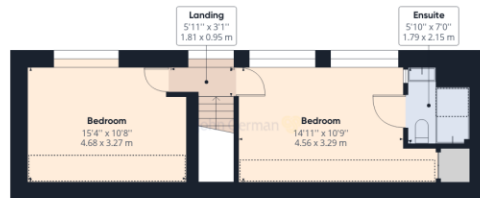




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1750.10 ft<sup>2</sup>


162.59 m<sup>2</sup>

**Reduced headroom**

78.23 ft<sup>2</sup>

7.27 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360





### 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

John German



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





