

Hollington Lane

Stramshall, Uttoxeter, ST14 5AJ

John 
German





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£300,000

A photograph of a bright, modern interior space, likely a hallway or living area. The room features a white ceiling with recessed lighting, a large wooden beam across the top, and light-colored walls. A wooden door is visible in the center, and a staircase with wooden steps and a white railing leads up to the right. On the left, there is a light blue cabinet with a wooden top and a large, ornate oval mirror. A small framed picture hangs on the wall to the right of the door. The floor is made of reddish-brown tiles, and a large, light-colored rug is placed in the center. To the left, a doorway leads to a kitchen area with dark blue cabinets and a white countertop.

Stunning detached coach house conversion with sympathetically and comprehensively renovated accommodation appointed to a high standard throughout, situated in this popular village.

For sale with no upward chain, viewing and consideration of this truly lovely home is strongly recommended to appreciate its combination of retained features and character with contemporary high specification living. Suitable for a variety of buyers including those looking to downsize, an ideal lock and leave, individuals or couples.

Situated in this popular village with countryside walks through the surrounding area on the doorstep, the active village hall, allotments, playfield fields and church are also within easy walking distance. The town of Uttoxeter and its wide range of amenities is only a short drive away as are the world headquarters of JCB with its picturesque lakes. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A lovely arched entrance with a timber door and double glazed skylights opens to the welcoming hall providing a fabulous introduction to the home with a feature red quarry tiled floor and under floor heating which extends throughout the entire ground floor space. Stairs rise to the first floor and oak doors with feature ironwork lead to the ground floor accommodation.

The living room extends to the full depth of the property with an exposed beam and natural light from the arched full height window to the front plus a part double glazed door opening to the side patio.

On the opposite side of the hall is the impressive fitted dining kitchen which also extends to the full depth of the property. Equipped with a range of base and eye level units with quality work surfaces and inset ceramic sink unit set below a side facing window, fitted electric induction hob with stainless steel extractor hood over and electric oven under plus an integrated washer dryer and fridge freezer. Additional light comes from a full height arched window to the front and there are exposed treated beams.

Completing the ground floor space is the fitted downstairs cloakroom/WC which has a white two piece suite, red quarry tiled floor and a under stairs cupboard with a light.

To the first floor the landing has exposed beams and oak doors with feature ironwork leading to the two double bedrooms, each with lovely vaulted ceilings and exposed treated beams plus side facing windows and period style radiators. The superior fitted bathroom has a white three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above plus complementary tiled splash backs and a double glazed skylight providing natural light.

Outside - To the side of the coach house is a paved patio providing a pleasant entertaining area with brick walls and stone tops plus a storage area where the combination boiler is housed. To the front is an enclosed hard landscaped area providing scope for personalisation and incorporating off road parking. Feature stone walls face the roadside.

what3words: tailwind.noun.warriors

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

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

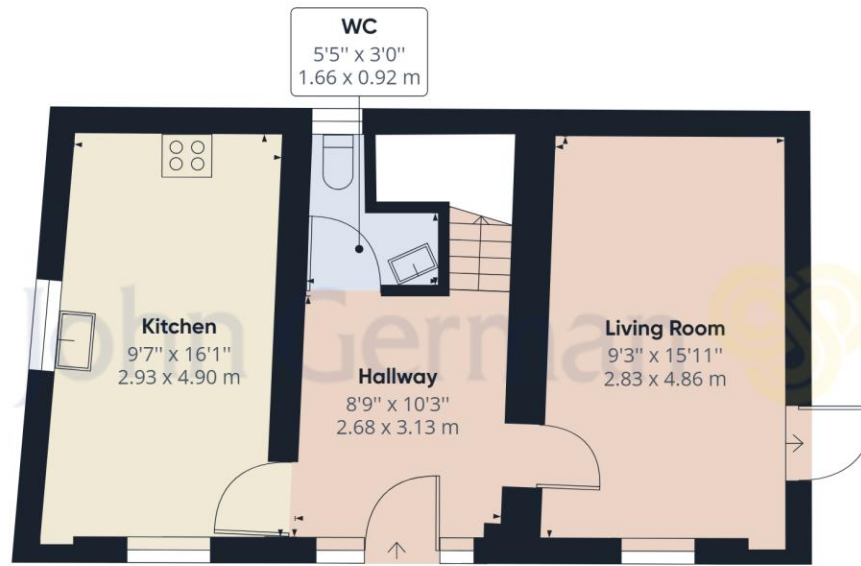
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28062023

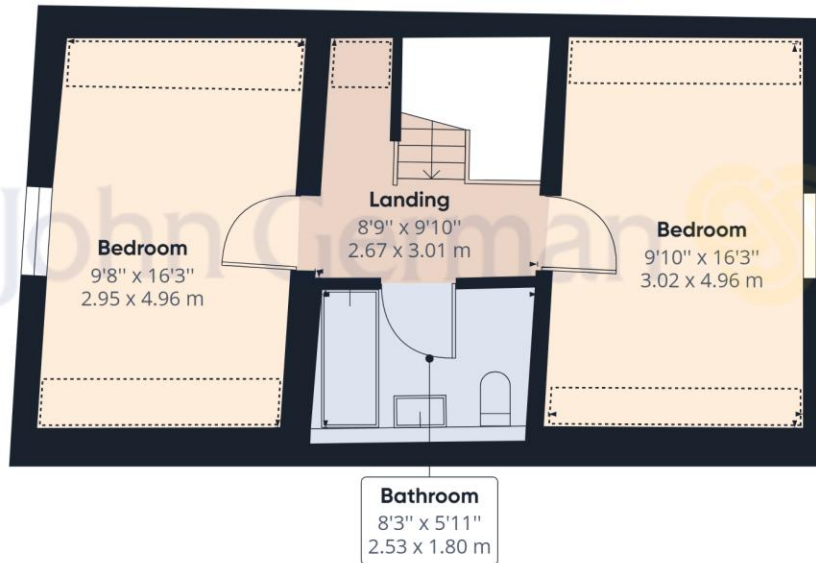
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC







Ground Floor



Floor 1

Approximate total area⁽¹⁾

891.26 ft²
82.80 m²

Reduced headroom

89.00 ft²
8.27 m²

(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.

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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		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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