

Brookhouse Cottage

Highwood Road, Uttoxeter, Staffordshire, ST14 8BQ

John 
German






Brookhouse Cottage

Highwood Road, Uttoxeter, Staffordshire, ST14 8BQ

£600,000



Extremely interesting opportunity to complete an impressive extension to a character cottage, the 'shell' being in place but the majority of finishes are still to be done. Occupying a delightful plot extending to approx. 0.63 of an acre on this well regarded road.

Unexpectedly on the market, consideration of this exciting opportunity is highly recommended to appreciate the chance to continue the extensive and sympathetic work the current owners have completed. It presently has the 'shell' in place but the majority of the interior is in need of remodelling, fitting and completing, providing a huge amount of potential to personalise and finish to your requirements, ideal for anyone in the trade or with skills.

The property occupies a fabulous plot which extends to approx. 0.63 acre and backs onto a neighbouring properties paddock. It is located on a well regarded and sought after road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, the three-tier school system, doctor's, modern leisure centre and multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part double glazed entrance door opens to the spacious ground floor extended accommodation which in the planning will form a utility room giving access to a useful boot/cloakroom, an almost complete refitted downstairs WC and the inner hall which will have stairs rising to the first floor.

Presently the remaining ground floor is in its original liveable layout comprising a kitchen, dining room and sitting room. Plans will form an extremely impressive layout comprising a study, formal dining room and lounge, with the extension providing the real hub of the home - a large open plan living and dining kitchen which has windows to three sides providing natural light including bi-fold doors to outside.

To the first floor the plans are for five good sized bedrooms all of which can accommodate a double bed and three bath/shower rooms in total. The current owners have completed two of these double bedrooms and the family bathroom with a luxury four piece suite, all to an extremely impressive standard and quality finish. The dual aspect master bedroom benefits from a dressing area with built in wardrobes.

Outside - The property sits at the front of a delightful plot that extends to approx. 0.63 acre in total enjoying a good degree of privacy. It is mainly laid to lawn with seating areas and an extremely useful outbuilding incorporating a studio/summerhouse positioned at the top of the garden plus a further enclosed vegetable garden. There is also the further addition of three power points and water supply points providing potential for a business such as holiday pods, subject to obtaining the necessary consents/permissions.

A gravelled driveway provides ample parking for multiple vehicles leading to a garage and store providing further potential to be converted/extended into ground floor accommodation.

Agents note: The current EPC is for the original property before the extension had begun.

what3words: fleet.corkscrew.music

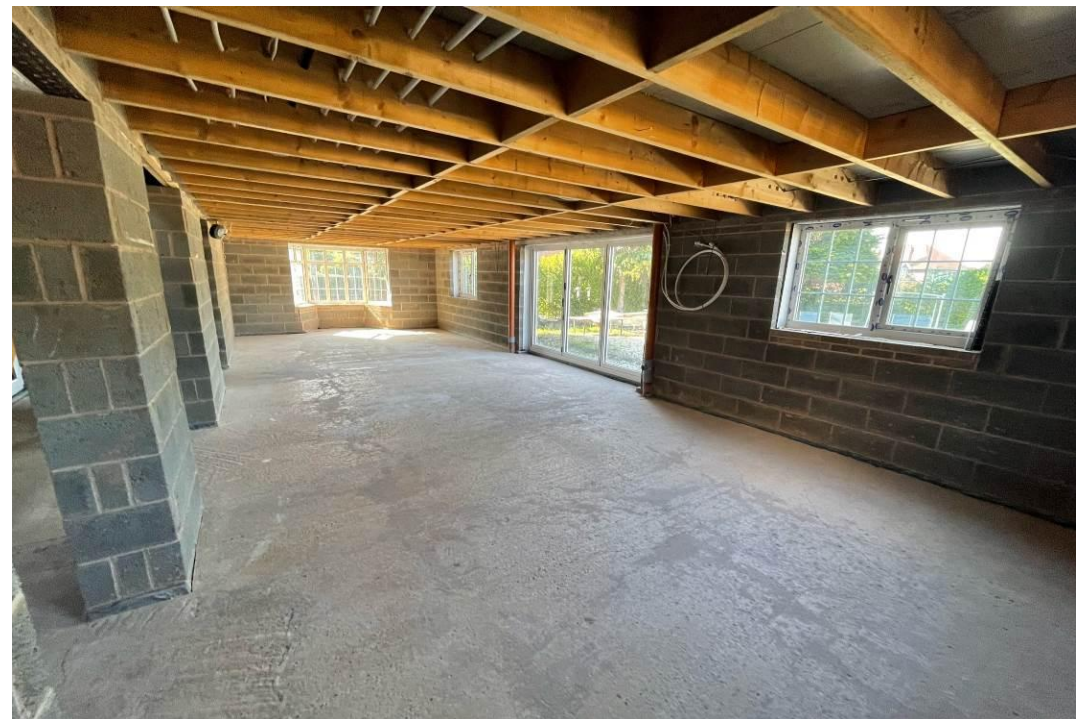
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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/11102023

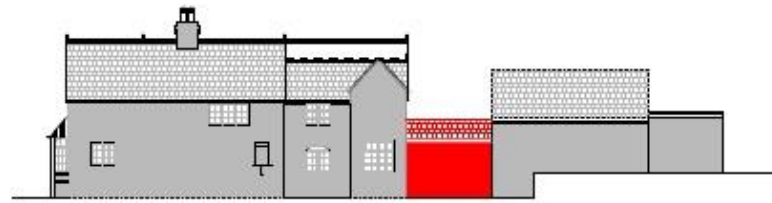
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



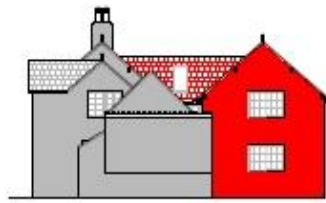




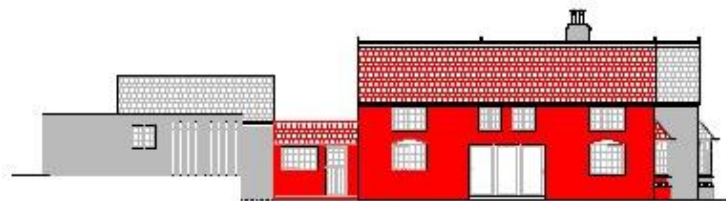
THIS DRAWING IS COPYRIGHT
 Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the designer before proceeding



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED

NORTH ELEVATION



PROPOSED WEST ELEVATION



rev	date	description

7 Highwood Road
 Uttoxeter
 Staffordshire
 ST14 8BQ
 Telephone: 07041080003

Project Title:

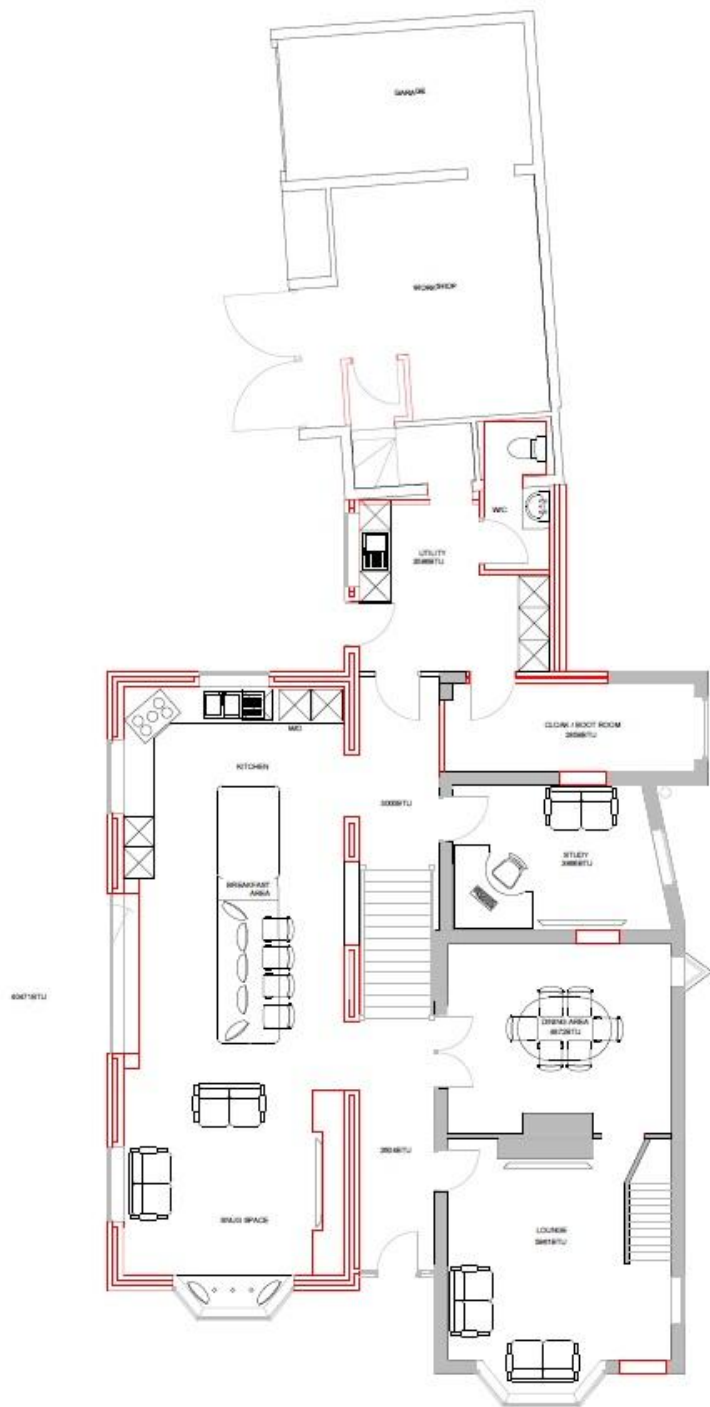
Extension to rear and side of
 7 Highwood Road

Drawing Title:

Proposed Elevations

Date: 21/07/19	Scale: 1:100	Size: A1	Drawn: JAC
Job Number: 001-2018	Drawing Number: 005	Revision: C	

PROPOSED ELEVATIONS



THIS DRAWING IS COPYRIGHT
 Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the designer before proceeding.

rev	date	description
-----	------	-------------

7 Highwood Road
 Uttoxeter
 Staffordshire
 ST14 8BQ
 Telephone: 07941080093

Project Title:

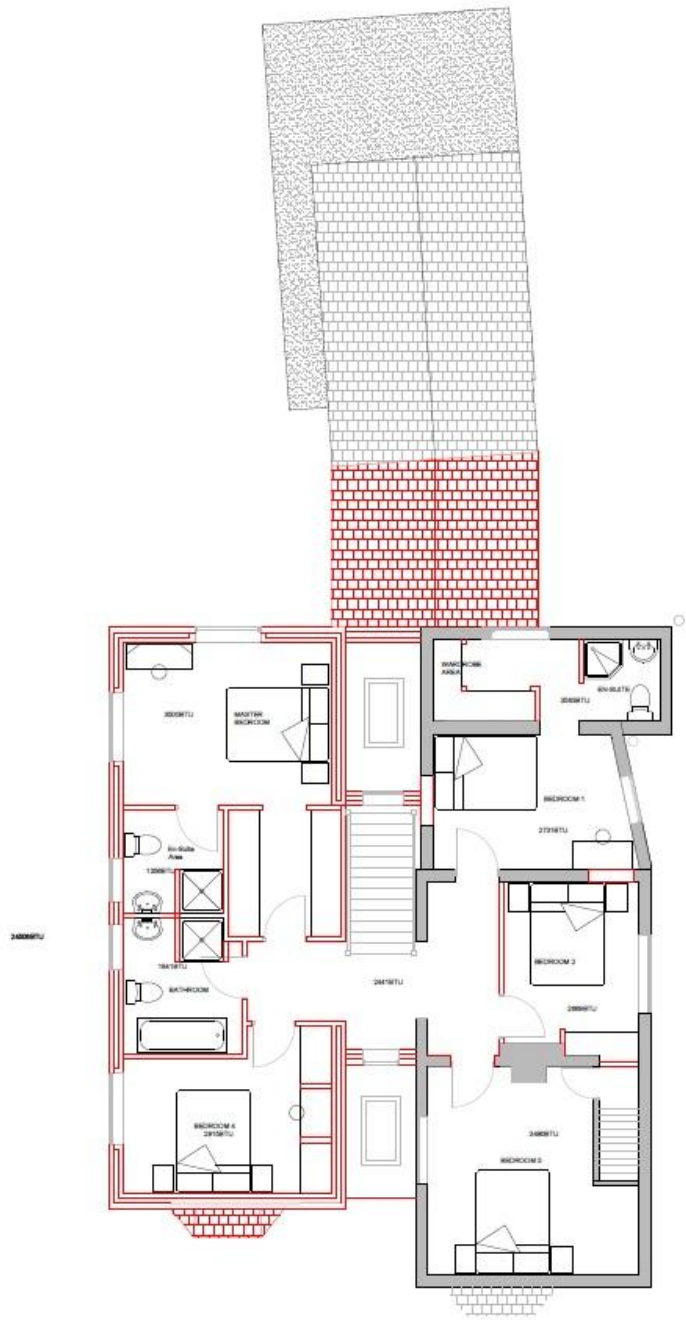
**Extension to rear and side of
 7 Highwood Road**

Drawing Title:

**Proposed Layout
 Ground Floor Plan**

Date: 21/07/19	Scale: 1:50	Size: A1	Drawn: JAC
Job Number: 001-2018	Drawing Number: 006	Revision: C	

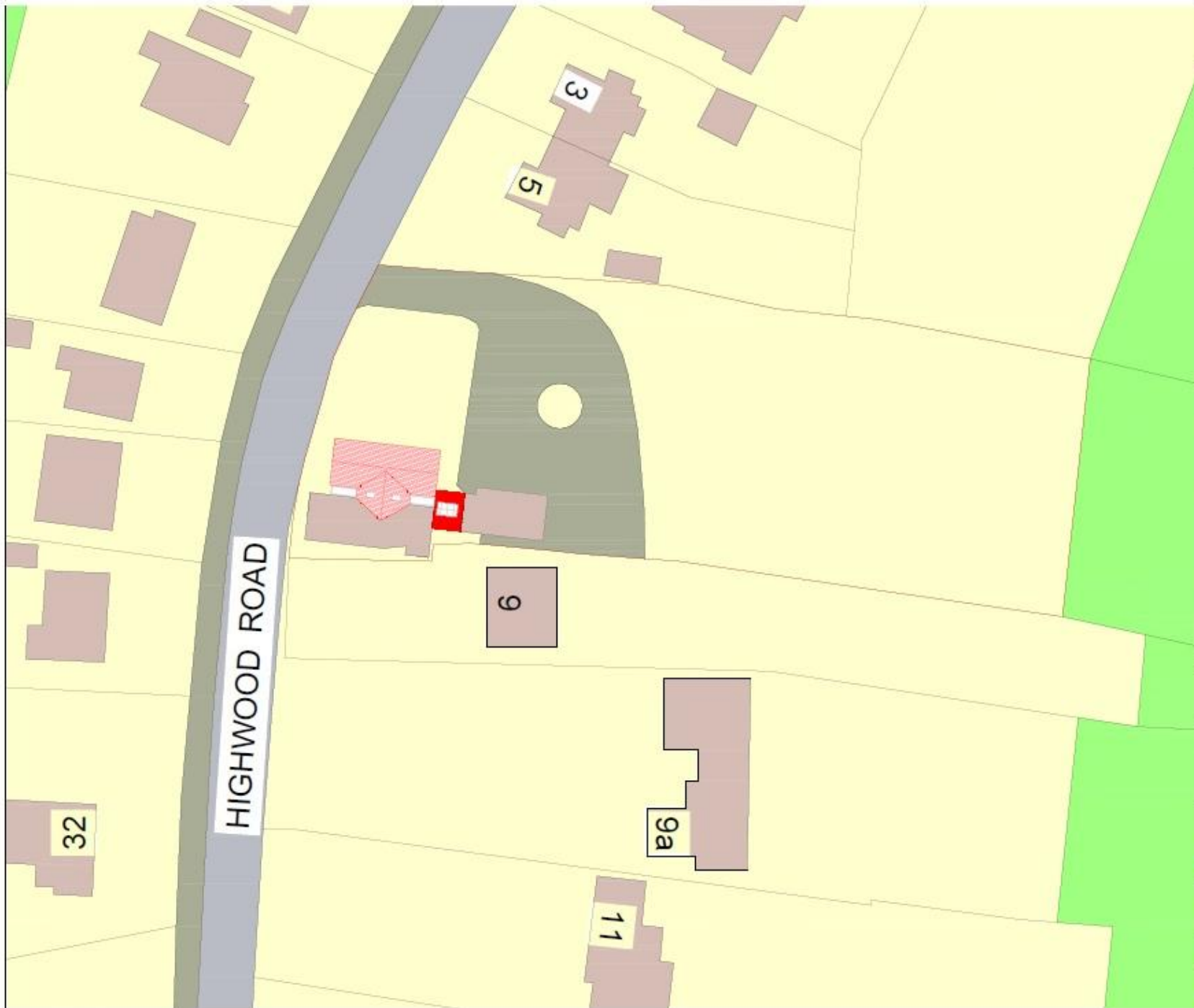
PROPOSED GROUND FLOOR LAYOUT



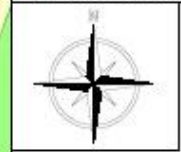
THIS DRAWING IS COPYRIGHT
Contractors must check all dimensions on site. Only
figured dimensions are to be worked from. Discrepancies
must be reported to the designer before proceeding.

rev	date	description	
7 Highwood Road Uttoxeter Staffordshire ST14 8BQ Telephone: 07941080093			
Project Title:			
Extension to rear and side of 7 Highwood Road			
Drawing Title:			
Proposed Layout First Floor Plan			
Date:	Scale:	Size:	Drawn:
21/07/19	1:50	A1	JAC
Job Number:	Drawing Number:	Revision:	
001-2018	007	C	

PROPOSED FIRST FLOOR LAYOUT



THIS DRAWING IS COPYRIGHT
 Contractors must check all dimensions on site. Only
 figured dimensions are to be worked from. Discrepancies
 must be reported to the designer before proceeding.



rev	date	description

7 Highwood Road
 Uttoxeter
 Staffordshire
 ST14 8BQ
 Telephone: 07941080003

Project Title:
**Extension to rear and side of
 7 Highwood Road**

Drawing Title:
**Location of Adjacent
 Properties**

Date: 10/08/18	Scale: 1:200	Size: A1	Drawn: JAC
Job Number: 001-2018	Drawing Number: 011	Revision: A	

PROPOSED SITE PLAN



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		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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



