

Hound Hill

Marchington, Uttoxeter, ST14 8LN

John 
German





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£425,000

An attractive barn conversion offering a wealth of charm and character throughout positioned on the outskirts of the desirable village of Marchington.



Situated on the rural outskirts of Marchington the village offers a community village store, first school, public house and restaurant, village hall, church and the active cricket club. Nearby there are Several walks around the surrounding countryside and for commuter, the towns of Uttoxeter and Burton are both in easy commutable distance, as is the city of Lichfield and the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent. For local Schooling there is St. Peter's CE(VC) First School in the village of Marchington and for secondary education this property falls into the catchment area for Thomas Alleyne's High School in Uttoxeter.

This charming three bedroom barn conversion comprises of composite side entrance door opening into the stunning recently re-fitted kitchen, with an extensive range of matching wall and base units with matching breakfast bar. There are modern white tiled splashbacks, under cabinet lighting, inset ceramic sink with mixer tap over, built in appliances include fridge/freezer, double oven and hob with extractor above. There are recently re-fitted windows to the side and rear aspect, exposed beams to the ceiling, three Velux skylights and several ceiling light points.

A door leads from the kitchen to the inner hallway with carpeted stairs rising to the first floor landing, a new Victorian tiled floor and doors off into the ground floor bedroom, bathroom, dining room and living room.

The ground floor bedroom is a spacious double bedroom with a window to the front aspect, carpeted flooring, beams to the ceiling and a wall light point.

The family bathroom has floor to ceiling tiles, p-shaped bath with rainfall shower over, chrome heated towel rail, low level WC, wash hand basin, beams to the ceiling and obscured window to the side aspect.

The warm and welcoming living room has wooden flooring, French doors opening out to the front garden, exposed beams to the ceiling and a wood burning stove with tiled hearth.

From the hallway a door leads into the dining room with tiled flooring, three useful storage cupboards, three Velux skylights, exposed beams to the ceiling, feature vertical radiator, wall light points and an opening into the garden room which is a superb third reception room with a vaulted ceiling with exposed beams, tiled flooring, window and door to the side aspect and sliding glazed doors to the rear aspect opening out to the garden.

Upstairs there are two further bedrooms and toilet with wash hand basin.

Outside, the property has beautifully presented gardens to both the front and rear which are a real credit to the current owners with an abundance of plants, trees and shrubs and well maintained lawns. There is also a veranda across the back. There are two parking spaces and three garages, two singles and one larger double garage with workshop area. The property also benefits from solar panels.

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

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

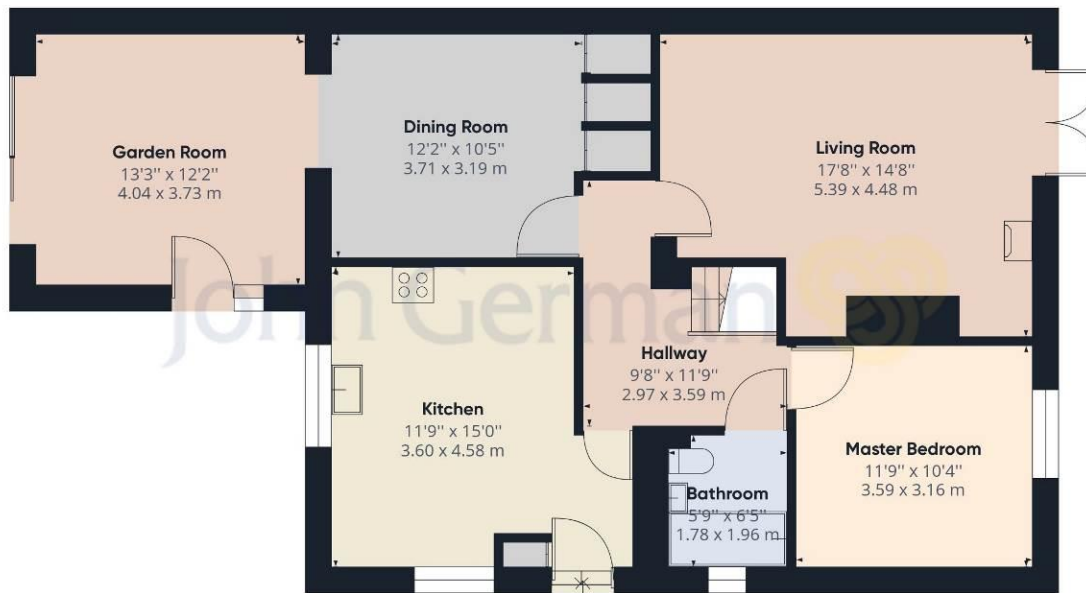
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03112023

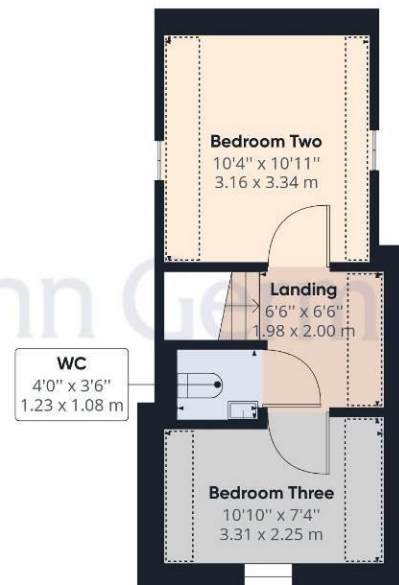
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1256.26 ft²

116.71 m²

Reduced headroom

63.06 ft²

5.86 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

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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.

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		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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