

# Springlands Cottage

Highwood, Uttoxeter, ST14 8PT

John   
German





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£675,000

No upward chain

Attractive Victorian double front residence with substantially and sympathetically extended accommodation providing an ideal family home, occupying a delightful plot extending to approximately 0.38 acres enjoying privacy and magnificent views.

Retaining a wealth of features including Minton tiled floors, fireplaces and solid oak latch doors, viewing and consideration of this fabulous family sized home which extends to over 2300 square feet is essential to appreciate its versatile and balanced, character accommodation briefly comprising four reception rooms and a garden room on the ground floor, complimented by five good sized bedrooms and three bath/shower rooms on the first floor. Occupying a fabulous plot extending to approximately 0.38 acre in total, enjoying a high degree of privacy and some magnificent far-reaching views over the surrounding countryside and the town.

Situated on the edge of Uttoxeter within close proximity of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well regarded three tier school system, train station, doctors, multi-screen cinema and the modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A traditional porch with a replacement composite entrance door opens to the welcoming hall which has a red quarry tiled floor and solid oak latch doors leading to the spacious accommodation and to the guest cloakroom/WC, also having an understairs cupboard.

The fitted dining kitchen has an extensive range of oak base and eye levels units with work surfaces and breakfast bar, inset sink unit set below the front facing window enjoying the far-reaching outlook over Uttoxeter and beyond, fitted LPG gas hob with an extractor over, built in double electric oven and an integrated dishwasher. Additional light comes from the side facing window and part glazed door to the outside, plus there is a lovely tiled floor and access to the separate utility room which has a front facing window, work surface and space for appliances.

The principal living room provides a delightful family area with dual aspect windows providing natural light and a focal exposed chimney breast with a log burner set on a slab hearth.

The separate dining room also has a feature red quarry tiled floor and a focal fireplace with a stone slab hearth and fitted dressers in the chimney breast recesses. Glazed double doors open to the adaptable garden room which could easily be used as either further living space or a work area having wide uPVC double glazed French doors giving access to the patio and garden.

The second hall has a beautiful Minton tiled floor with stairs rising to the first floor and a replacement composite door to the outside. Oak latch doors lead to the two further separate reception rooms, there is a cosy sitting room positioned at the rear having dual aspect windows providing light and a focal fireplace with a slate hearth. Finally, the study which could also be easily used as a playroom or TV room depending on your requirements, having a focal fireplace and dual aspect windows.

The extremely pleasant landing has front facing windows enjoying far reaching views and quality doors leading to the five good sized bedrooms, each able to accommodate a double bed and all enjoying magnificent far-reaching views either over the garden, surrounding fields or the town.

The spacious dual aspect master has a range of fitted wardrobes and the benefit of a fitted en suite shower room with a white suite and tiled splashbacks. The spacious second bedroom also benefits from dual aspect windows and a fitted en suite, also having a white three piece suite.

Finally, there is the fitted family bathroom which has a white three piece suite incorporating a panelled bath with a shower and fitted glazed screen above, plus complimentary tiled splashbacks.

Outside to the rear, a wide patio provides a lovely entertaining and seating area enjoying a high degree of privacy, leading to the large garden which is mainly laid to lawn with well stocked beds and borders containing a wide variety of shrubs and plants, enclosed predominantly by mature hedges. A further paved seating area provides an additional entertaining area with space for a summer house/garden bar which is open for separate negotiation.

To the front, a gravelled driveway with shrub borders provides off road parking, enjoying a magnificent far-reaching view over the town and countryside beyond towards the Weaver Hills, leading to the detached double garage.

Please note, a separate paddock situated on the opposite side of the road could be available for separate negotiation.

What3words: [customed.thrusters.stared](#)

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

**Services:** Oil fired central heating. Private drainage. Mains water 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/30112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







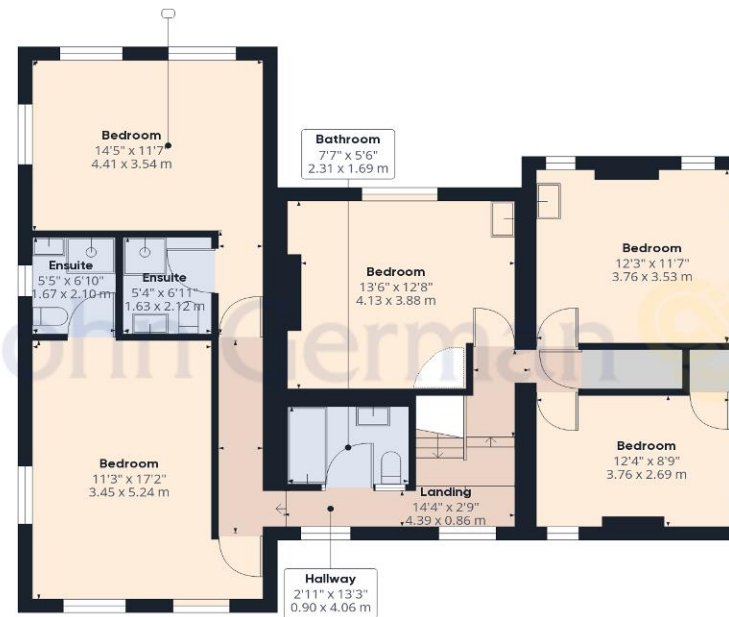








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>

2691 ft<sup>2</sup>  
250 m<sup>2</sup>



Ground Floor Building 2

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

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.

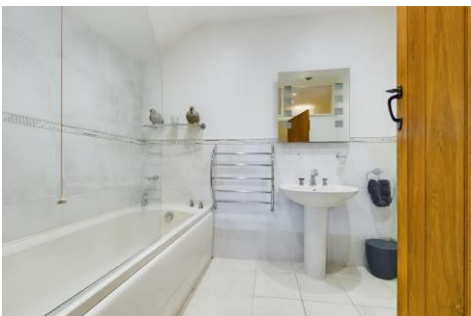
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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