

Forest Hills

Moisty Lane, Marchington, ST14 8JY

John 
German






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Offers in excess of £700,000



Attractive double front Edwardian residence providing substantially extended family sized accommodation, occupying a delightful plot extending to approx. 0.47 acre enjoying far reaching valley views to the front.

Consideration and internal inspection of this rare opportunity to purchase such a home is strongly recommended to appreciate its room dimensions, layout, versatility and its retained character and features of such a property including high ceilings and deep skirting boards. Immaculately maintained by the current owners since 1986 but providing scope for personalisation, the property makes an ideal home for a large family, blended family, multi-generational home or even a bed and breakfast enterprise which it has successfully been used for in the past. Extending to over 3000 square feet in total, its potential is huge.

Occupying a delightful plot extending to approximately 0.47 acre in total, the property enjoys magnificent valley views to the front over the surrounding countryside towards the Weaver Hills in the distance. Situated on the edge of the highly desirable village within close proximity to its amenities including the first school, community village shop, public house and restaurant, cricket club, active village hall and the church, as well as several walks through the surrounding countryside. The towns of Uttoxeter and Burton upon Trent plus the city of Lichfield are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

To the side, a traditional storm porch with a feature Minton tiled floor and an original part leaded stained glazed door and matching lights open to the impressive reception hall having a n oak block floor and original staircase rising to the first floor. Original doors lead to the extremely spacious and versatile accommodation and the downstairs WC. Positioned at the front of the home is the spacious principal living area; a dining room having a central chimney breast with fitted shelving and dresser unit in the recesses opening to an equally spacious dual aspect living area enjoying the far reaching front views, plus a doorway to an additional front hall which gives access to the outside.

The fitted kitchen has an extensive range of base and eye level shaker style units with fitted work surfaces and an inset ceramic sink unit set below the side facing window, fitted gas hob with an extractor over and two built in electric ovens, plus space for further appliances. A door gives direct access into the garage that also incorporates the utility area.

To the rear of the home are the further reception rooms; a comfortable living room having a focal fireplace with a living flame effect gas fire and feature surround with a tiled hearth, plus a wide walk in bay with French doors opening to the good sized conservatory providing an additional entertaining space with views over the garden, radiators and power points, plus part glazed French doors giving direct access to the patio and grounds. Finally there is a sitting room, also having a focal coal effect gas fire with a feature exposed brick surround and hearth, and a deep walk in bay providing an abundance of natural light and a view of the garden.

To the first floor, the L shape landing has doors leading to the good sized bedrooms, all of which can easily accommodate a double bed and three of which have built in storage. All these rooms benefit from en suite facilities comprising five bathrooms and one shower room. The rooms to the rear enjoy a pleasant outlook and the rooms to the front enjoy magnificent far reaching views towards the Weaver Hills.

Outside, the property is set centrally in the delightful enclosed plot that extends to approximately 0.47 acre predominantly laid to lawn with established beds and borders with a spacious patio to the rear providing a delightful southerly facing seating and entertaining area. At the bottom of the garden is a useful brick-built outbuilding, ideal for storage.

A tarmac driveway and turning point provides ample off road parking to the front and side elevations for numerous vehicles, leading to the garage which has a high ceiling, power points and light, plus the utility area.

What3 words: enlighten.ushering.barefoot

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/26022024

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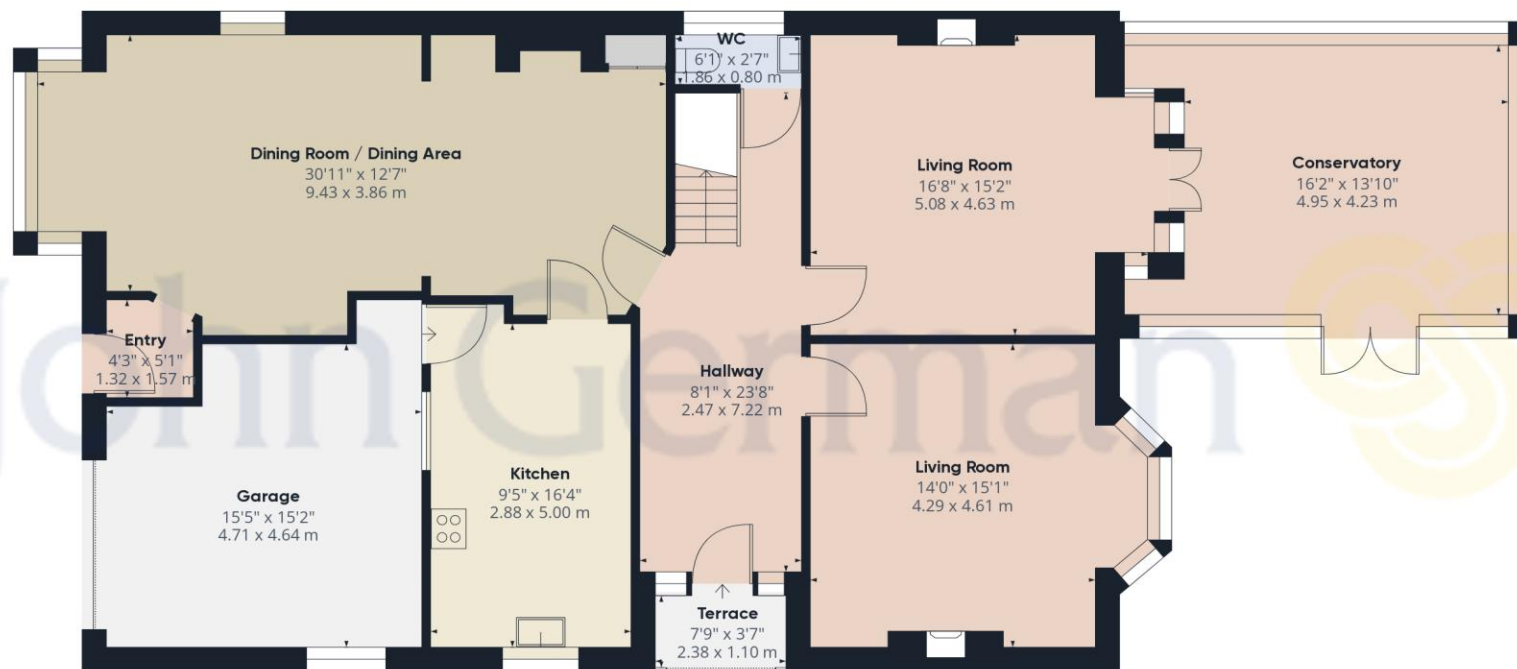




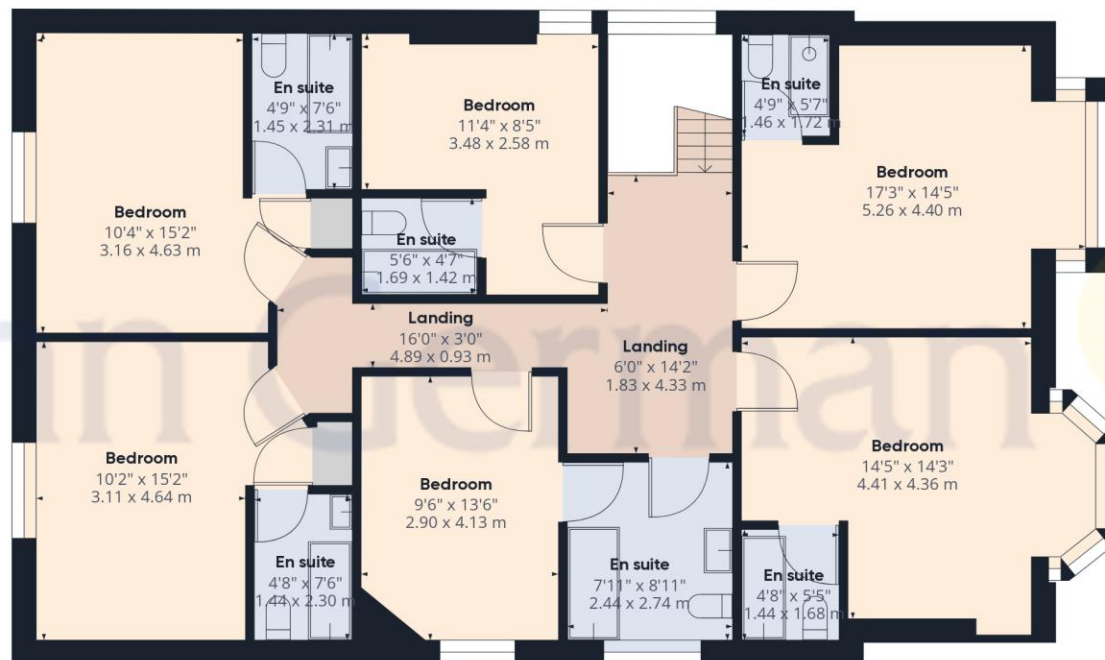








Ground Floor



Floor 1

Approximate total area⁽¹⁾

3161.84 ft²

293.74 m²

(1) 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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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