


# Marchington Woodlands

Marchington, Uttoxeter, ST14 8PB

John   
German







## Marchington Woodlands

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£795,000

Truly beautiful detached country cottage providing spacious and adaptable accommodation, immersed in a wealth of character and charm, occupying a stunning plot extending to approx. 0.48 acre in total enjoying views and privacy.

Set in the highly desirable area of Marchington Woodlands enjoying privacy, peace and tranquillity, consideration and internal inspection of this magnificent country cottage is imperative to appreciate its size and flexible accommodation steeped in original character, features and charm. Immaculately maintained and loved by the current owners for almost 25 years, the outside space is equally appealing with its well tended gardens extending to approximately 0.48 acre in total enjoying views towards the woodlands and surrounding countryside.

Enjoying a peaceful but also convenient location between the village of Marchington and town of Uttoxeter with their wide range of amenities, the city of Lichfield and town of Burton upon Trent are also within easy commutable distance.

Accommodation - A traditional tiled canopy porch with a feature quarry tiled floor and timber pillars has a solid timber and part glazed entrance door opening to the welcoming reception hall having a built in cloaks cupboard, stairs to the upper floor and doors to the adaptable character accommodation.

The spacious living areas all overlook the beautiful gardens comprising a characterful formal dining room with its beamed ceiling and built in cupboard leading to the comfortable living room which has a focal inglenook fireplace with a log burner, beamed ceiling and a glazed door opening to the garden.

The breakfast room has dual aspect windows and a feature brick floor and beamed ceiling. This leads to the impressive fitted kitchen where you will find a range of base level units with granite tops, inset ceramic Belfast style sink unit set below the rear facing window, feature Aga, space for appliances, beamed ceiling and a quarry tiled floor.

The utility room also acts a second kitchen having the same units, a fitted worksurface with inset sink unit set below one of the three front facing windows, fitted electric hob, built in double oven and space for further appliances plus a quarry tiled floor and part glazed door to outside.

The magnificent vaulted oak framed garden room is bathed in natural light enjoying fabulous views over the garden towards woodland to the front and fields to the side. It has a focal log burner, oak floor and French doors out to the patio.

In total there are four well proportioned bedrooms, three of which enjoy splendid views over the garden and surroundings. The second bedroom benefits from a dressing area with built in wardrobes to one side. On the upper floor, a delightful study/reading room has dual aspect windows providing an abundance of natural light with a latch door leading to the spacious master bedroom which has fitted wardrobes and cupboards plus a door to the en suite bathroom which has an exposed wall truss and a white suite incorporating a panel bath with a mixer shower over plus numerous fitted cupboards and storage.

Completing the accommodation is the superior family shower room which has a modern white suite incorporating a double shower cubicle with an electric shower over, complementary tiled splash backs and half tiled walls plus a tiled floor.

Outside - The majestic gardens are mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants plus feature yew hedges, vegetable plot and seating areas positioned to take full advantage of the views and the sun - all a haven for wildlife enjoying a huge degree of privacy and in total extending to approx. 0.48 of an acre. Also incorporated in the plot is a tarmac drive providing parking for several vehicles leading to the attached garage that has timber double doors, power and light.

**What3words:** special.introduce.mystery

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

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

**Broadband type:**

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/02042024

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Ground Floor



Floor 1


**Approximate total area<sup>(1)</sup>**

2181.09 ft<sup>2</sup>  
202.63 m<sup>2</sup>

**Reduced headroom**

35.54 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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