

# The Barrington

Plot 16, AVlerton View, Uttoxeter Road, Alton, ST10 4AT



Hugely impressive executive style family home of approx. 2176 sq.ft with countryside views and a dual aspect living room. Situated on this exclusive development of only 22 homes built by Walton Homes, in this sought after and picturesque village within walking distance to amenities.

£675,000



John German 

The Barrington is an absolutely fabulous family residence extending to approximately 2176 sq.ft, one of only four of this design on the development providing impressive and well planned accommodation.

Situated in this highly desirable village, the property is within walking distance to its range of amenities including convenience shops, public houses and eateries, first school, health centre, village hall and even a hair salon. Numerous walks through the surrounding countryside are also on the doorstep towards Churnet Valley and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

**Accommodation** - A lovely storm porch with an entrance door and side panels opens to the welcoming central hall providing an impressive introduction to this fabulous property.

The real wow factor of this residence is the spacious dining kitchen that extends to the full depth of the property and opens further into a further living/dining area at the rear overlooking the garden. Fitted with a range of base and eye level units and island, with fitted worksurfaces and appliances, windows to three elevations providing natural light and French doors in the living area open to the garden. A door leads to the fitted utility room which has units and worktops with an inset sink unit, space for appliances and door to the garden.

On the opposite side of the hall is the lounge which also extends to the full depth of the property having a focal fireplace, front facing window and French doors opening to the garden.

To the first floor the part galleried landing has doors leading to the five double bedrooms and to the superior family bathroom having a quality suite.

The impressive rear facing master bedroom has both a dressing area and an en suite shower room having a quality suite.

Bedroom two also benefits from an en suite shower room.

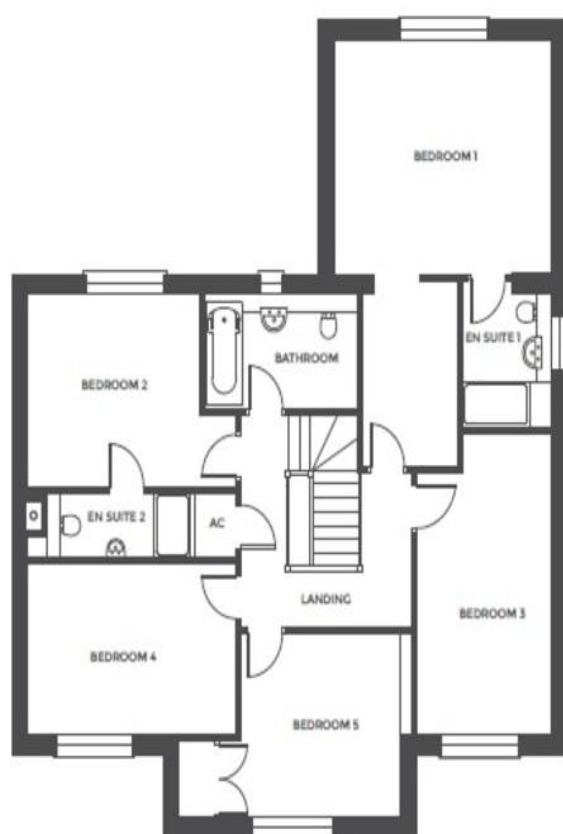
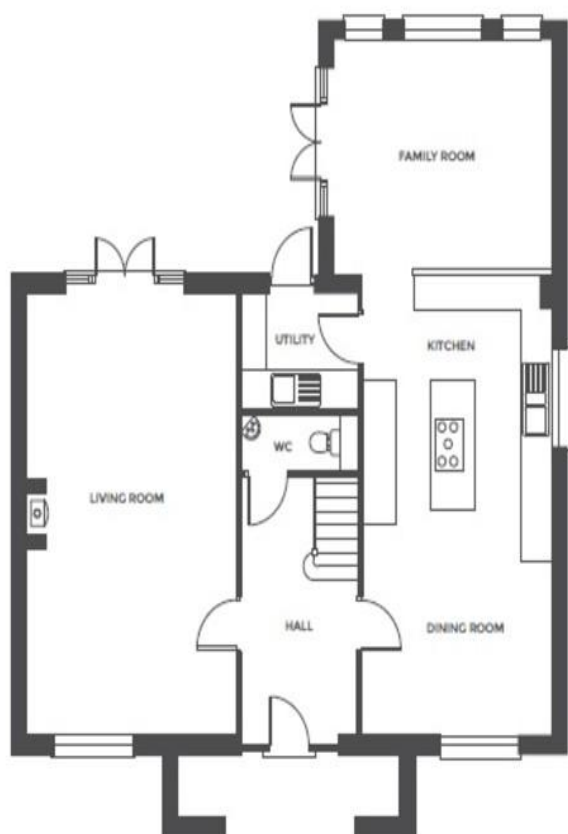
**Outside** - The property will benefit from pleasant front and rear gardens with the rear garden having an attractive view. A double width driveway provides off road parking leading to the detached double garage.

**Note:** All internal photos are of the Barrington showhome.

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

**Services:** We believe all mains water, drainage, electricity and gas will be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Our Ref:** JGA/26042024











AWAITING EPC MEDIA



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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**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.

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