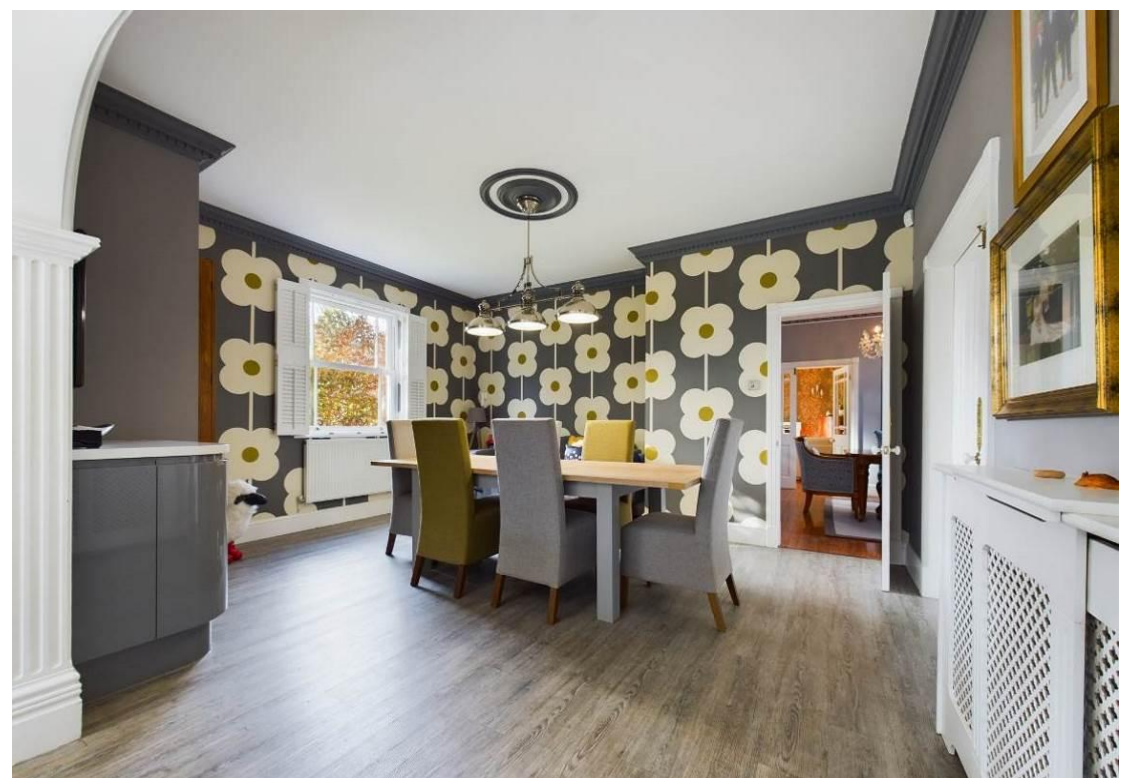


Hollington Road
Rocester, Uttoxeter, ST14 5HY

John German





The image shows a spacious dining room with a high ceiling. A white staircase with a wooden handrail is visible on the upper level. The walls are covered in patterned wallpaper featuring a repeating motif of birds. A large, ornate chandelier hangs from the ceiling. In the foreground, a wooden dining table is set with several chairs upholstered in a light-colored, patterned fabric. To the left, there is a wooden display cabinet with glass doors. To the right, a portion of a black grand piano is visible. The room is well-lit, and the overall style is elegant and traditional.

Hollington Road

Rocester, Uttoxeter, ST14 5HY

£1,200,000

Magnificent modern executive style detached home providing extremely spacious, high specification and balanced family sized accommodation. Occupying a delightful plot extending to 0.8 acre in a semi rural yet convenient location.

An absolutely superb modern family residence providing generously proportioned, well planned and balanced accommodation including four reception rooms and a heated indoor swimming pool with facilities, an impressive semi open plan living dining kitchen, a large conservatory, five good sized bedrooms and four shower/bathrooms. Additionally there is a versatile detached home office/studio with an adjoining garage.

Situated on a small linear private development of individually designed homes that are set back from the road fronting to JCB Golf and Country Club and backing onto fields. Internal inspection and consideration is strongly recommended to appreciate the room dimensions and layout, condition, plot and its exact position. Located within easy reach of the villages of Denstone and Rocester providing a range of amenities plus the towns of Ashbourne, Uttoxeter and Cheadle which are also within easy commutable distance. Several walks through the surrounding countryside are also on the doorstep including the lakes found in front of the world headquarters of JCB.

Accommodation - Composite double entrance doors open to the enclosed porch which has a part glazed door leading to the hugely impressive dining hall having a feature full height window incorporating French doors opening to the rear, stairs rising to the first floor with a built cupboard beneath and doors leading to the spacious ground floor accommodation and the guest's WC.

Positioned to the front of the home is the comfortable lounge which has a wide walk-in bay window and a focal log burner set in a feature surround. Behind is the study providing an ideal work area with a side facing window and French doors leading to the good sized Victorian style conservatory providing additional living space with views over the patio and garden plus French doors providing direct access to the external entertaining space.

The family room is positioned on the opposite side of the dining hall having a rear facing window and a door to the hugely impressive semi open plan living and dining kitchen. This real hub of the home has a spacious dining area which provides space for soft seating and a window to the front elevation. A wide arch leads to the superior refitted kitchen which has an extensive range of modern units with quality work surfaces, island with breakfast bar, inset sink unit set below one of the dual aspect windows, inset induction hob with extractor over, built in double oven plus an integrated dishwasher and fridge freezer.

The equally well fitted utility room has the same quality units as the kitchen with appliance space and doors to the side elevation and to a further downstairs WC.

An enclosed lobby with a side facing window has glazed double doors opening to the fabulous pool room having a heated swimming pool run by an air source heat pump. There are multiple dual aspect windows and French doors to the rear entertaining space plus doors to a fully tiled shower/changing room, separate WC and the pump room. This really is a wonderful family/entertaining area as well as providing a possible income stream by renting the space for lessons.

The lovely galleried landing has a built in double airing cupboard and doors leading to the five good sized bedrooms, four of which can easily accommodate a double bed and all having a lovely outlook. The impressive master suite has built in wardrobes and a luxury en suite bathroom having a four piece suite incorporating both a freestanding ball and claw roll top bath and separate double shower cubicle plus further fitted wardrobes to one side. Bedrooms two and three benefit from superior en suite shower rooms.

Completing the accommodation is the luxury family shower room having a contemporary suite including his and hers wash hand basins, a double shower unit, feature tiled walls and vertical towel rail/radiators.

Outside - The property is set on a delightful landscaped plot extending to approximately 0.8 acre in total, enclosed by mature hedges and enjoying a good degree of privacy and backing onto fields at the rear. At the rear is a shaped paved patio with gravelled edging and topiary shrubs providing a lovely seating and entertaining rear with further well stocked beds and borders containing a large variety of shrubs and plants. Beyond is a good sized lawn with further display beds and borders, pond with complementary planted edging and a copse of trees is located at the bottom of the garden. To the side is an enclosed low maintenance patio.

To the front is a garden laid to lawn with well stocked borders. Electronically operated timber double gates open to the gravelled driveway which provides ample parking for multiple vehicles. The detached original triple garage has now been transformed - two thirds has been converted into an extremely versatile home office/studio suitable for a multitude of uses, presently having a range of fitted kitchen units with integrated appliances, French doors to the front and a door to a fitted shower room. One third is still a garage with a roller door, power and loft space extending across the whole of the building.

what3words: shining.glove.amicably

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

Services: Oil fired central heating system. Air source pump for the swimming pool. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

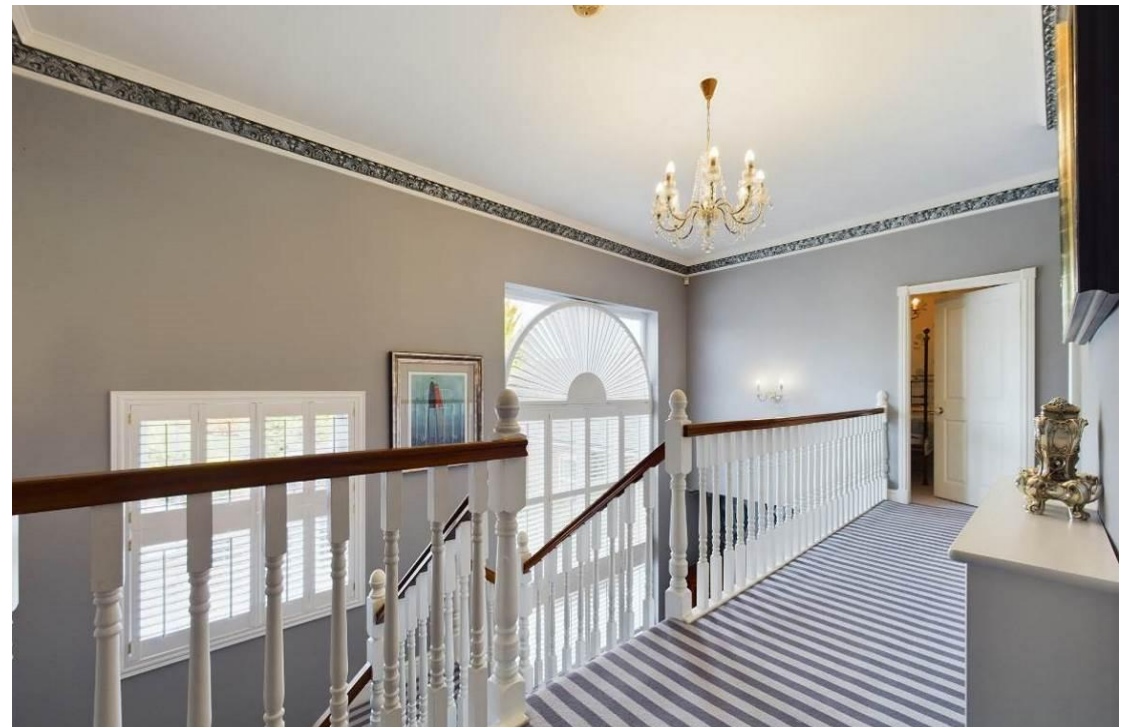
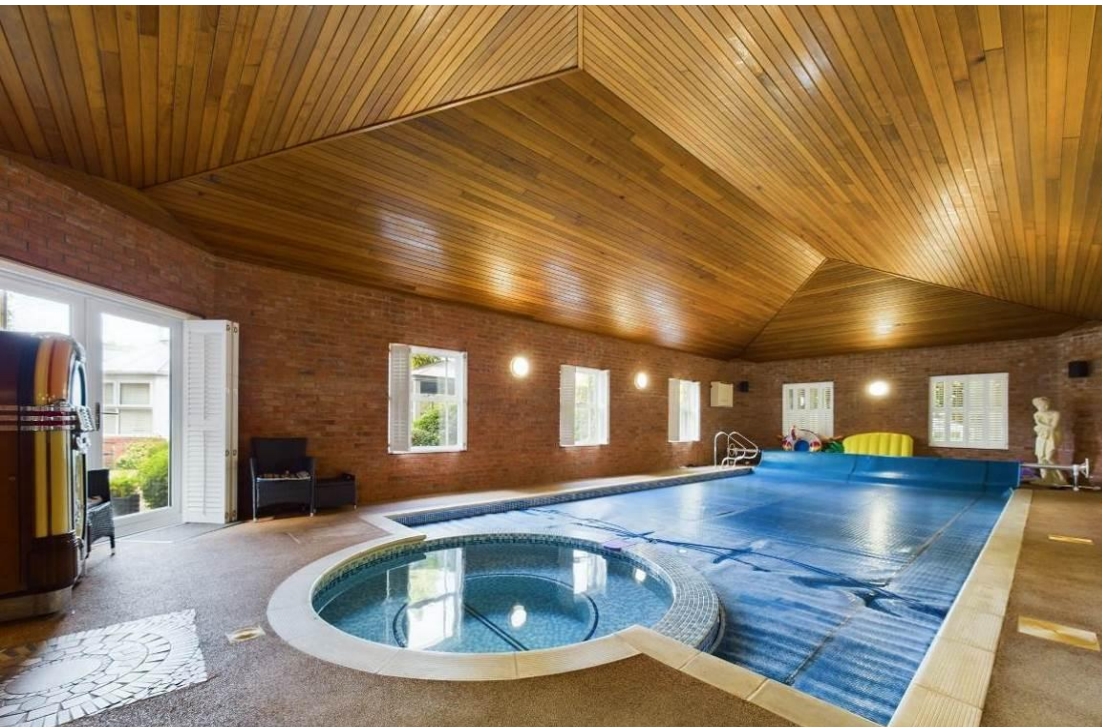
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/20102023

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

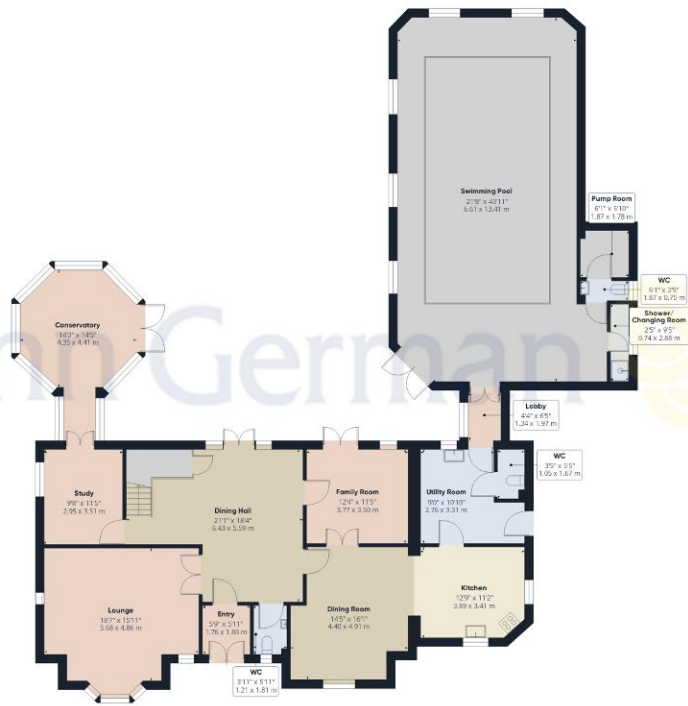












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4577.77 ft²

425.29 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.



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.

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		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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