

Wood Lane

Uttoxeter, ST14 8JR

John 
German






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£765,000

Attractive double fronted former farmhouse providing well proportioned and balanced family sized accommodation occupying a delightful plot extending to approx. 0.64 acre in total, situated in the highest regarded and most sought after town location.



Location, location, location! A fabulous opportunity to purchase a characterful detached former farmhouse set back from this prestigious and aspirational Wood Lane location along a shared tree lined drive.

Well maintained by the current owner while providing scope for some personalisation to make it your own, viewing and consideration is imperative to appreciate its many features including its room dimensions and layout, its delightful gardens and plot incorporating parking for numerous vehicles and the views towards Uttoxeter Racecourse and Uttoxeter Golf Club.

The town centre and its wide range of amenities are easily reached including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, the well regarded three tier school system, modern leisure centre and gyms, and the multi screen cinema. Walks through surrounding countryside are also on the doorstep. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A part glazed door opens to the enclosed entrance porch with a further part glazed door and side light leading to the welcoming reception hall providing a lovely introduction to the home with an original staircase rising to the first floor and doors opening to the spacious ground floor accommodation.

The dual aspect living room has a front facing walk in bay window and French doors to the side garden plus a focal chimney breast with an inset log burner and feature timber surround.

On the opposite side of the hall is the delightful formal dining room also having dual aspect windows including a front facing walk in bay, and an extensive range of glass fronted display cabinets and storage cupboards.

A lobby area has fitted full height cupboards to one side and a door leading to the real hub of this family residence - the impressive living kitchen. It has a beamed ceiling and an extensive range of base level units plus a matching dresser unit and an island with quality quartz worktops and breakfast bar, an inset sink unit set below one of the side facing windows, a fitted electric induction hob plus an integrated dishwasher, waste organiser bins and tall fridge. The focal point is provided by a gas Aga range stove set in the chimney breast.

An extremely useful and versatile inner hall is suitable for a variety of uses and has doors leading to the remaining ground floor space. The study has a range of fitted office furniture and enjoys a pleasant outlook over the gardens. The fitted utility room has a worksurface and an inset sink unit with cupboards beneath, space for appliances, fitted full height storage cupboards incorporating a water softener, the freestanding central heating boiler and a part glazed door giving direct access to the garden. A further door leads to the downstairs WC.

Completing the ground floor is the pleasant breakfast/garden room having three windows overlooking the gardens plus space to kick off those boots, and a part double glazed door leading to the side courtyard parking.

To the first floor the landing has a front facing window providing natural light, an airing cupboard and solid timber doors to the five spacious bedrooms, all of which can accommodate a double bed, four having fitted wash hand basins and three having built in wardrobes. The room to the rear enjoys a view towards part of the racecourse and Uttoxeter Golf Club. The rooms to the front have views towards the racecourse grandstands. The master bedroom has the benefit of a fully tiled superior en suite shower room.

Completing the accommodation is the fully tiled, quality family bathroom having a white five piece suite incorporating both a panelled bath and a separate shower cubicle.

Outside - The property is set on a plot that extends to approx. 0.64 acres in total. Approached via a shared tree lined drive with wrought iron double gates to the property's own drive that is also tree lined. To the rear and side elevations of the property are established and secluded gardens that are predominantly laid to lawn with well stocked beds and borders containing a huge variety of shrubs and plants, a further vegetable garden with a greenhouse and paved patios positioned to take advantage of the sun. There is also a summerhouse. To the front there is an enclosed low maintenance forecourt adjacent to the front door and a further lawn on the opposite side of the driveway. Additionally, there is a further landscaped garden containing a large variety of shrubs and plants plus a further seating area with a gravelled path leading through a gateway to a further wild garden area.

On the opposite side of the property is a concrete courtyard providing parking for numerous vehicles and storage with access to the large triple garage which has two electric roller doors, power and light and a further pedestrian door.

Please note:

- The neighbouring property has planning permission to convert the barn that adjoins the garage into accommodation (Ref P/2023/00231)
- The vendor is responsible for contributing 1/3 towards the cost of any maintenance of the shared drive.

what3words: struted.condense.perfumes

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

Property construction: Standard

Parking: Triple garage with additional off-road space for several vehicles

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

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

Broadband type: ADSL copper wire. Full Fibre is available

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 G

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

Our Ref: JGA/170622024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





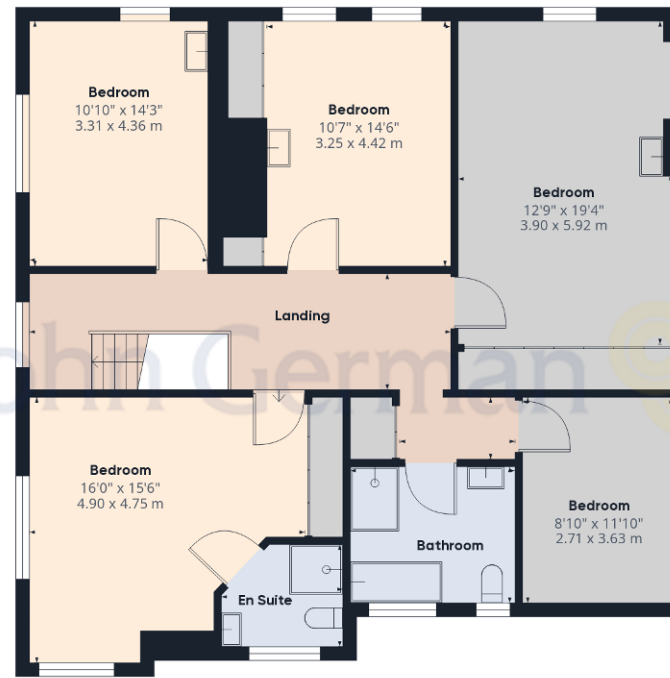




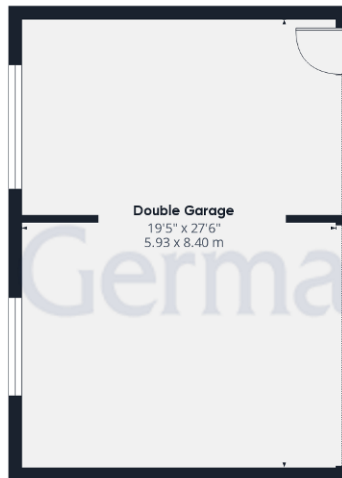




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

3159.19 ft²

293.5 m²

Reduced headroom

7.1 ft²

0.66 m²

(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.



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		69 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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