

Wood Lane  
Uttoxeter, ST14 8JR

John German





# Wood Lane

Uttoxeter, ST14 8JR

£460,000

Charming period cottage in what is considered to one of the premier locations on the outskirts of town. This character property offers a wealth of original features with plenty of potential, set on a generous and private plot with countryside views.



Situated on the secluded part of the desirable Wood Lane of Uttoxeter and a stone's throw to the Uttoxeter golf course and Racecourse, yet still within walking distance to the town centre with easy access to local amenities such as shops, schools, and a leisure centre. It is also close to the A50, providing links to major road networks and a short drive from the Peak District and Staffordshire Dales.

The original front of the house now faces to the rear with the main access points now leading out onto the garden. Entrance to the property is via the light and bright breakfast kitchen which has a double aspect via part glazed entrance doors to front and rear with a window to the front. The kitchen features exposed beam work to the ceiling. Fitted with a range of matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces, integrated appliances include a four ring hob, extractor hood, oven/grill and further space for freestanding and plumbing for undercounter white goods, useful stairs storage cupboard, central heating radiator, spotlighting to ceiling, internal door leading into the dining room.

The dining room has a window to the front elevation, stairs rising to the first floor landing, beamed ceiling, useful under stairs storage cupboard housing the boiler and doors leading off to the main living room and to the ground floor WC. The WC is fitted with a two piece suite but is not currently plumbed in.

The main living room has a feature fireplace with exposed brick, a flagstone hearth and a timber mantle, tongue and groove panelling, a beamed ceiling, window to the front central heating radiator and French doors opening into the conservatory. Brick built conservatory with uPVC double glazed windows, matching French doors to the garden and a polycarbonate roof, wall lighting and power points, tiled floor.

On the first floor stairs lead to a central landing with a window overlooking the rear elevation, vaulted beamed ceiling and doors leading off to the bedrooms and bathroom.

The master bedroom has a vaulted beamed ceiling with the original A-frame trusses, two central heating radiators and access to loft space via loft hatch and two lovely windows overlooking the rear garden and with views over the field.

Bedroom two is a great sized with windows to the rear and side elevations, a beamed ceiling, overhead storage cupboards and central heating radiator.

Bedroom three overlooks the front elevation, with a vaulted beamed ceiling access to loft space and a central heating radiator.

The main bathroom is fitted with a three-piece suite comprising, low flush WC, pedestal wash hand basin with mixer tap and a panelled with glass screen and shower over, complementary tiling to splashback areas, beamed ceiling, spotlighting and central heating radiator.

Outside there are two gated entrances to the property the first is to the front of the property where arched wrought-iron gates lead to a paved pathway with a flower border and brick boundary wall. The pathway leads around to the side of the property where there are a row of original sandstone cheese presses dating back to when the property was part of a working farm.

Vehicular access to the property is via a wooden five bar gate on the side that leads to a gravelled driveway which provides extensive off road parking as well as access to the brick built detached garage with an up and over door to front. Situated to the side of the garage is a former pigsty, which offers potential for conversion (subject to necessary permissions). The plot is surrounded by mature trees and benefits from a high degree of privacy being mainly laid to lawn with ornamental beds and borders.

Agents note: There are covenants appertaining to this property, a copy of the land registry document is available to view on request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Off road **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Septic tank

**Heating:** Oil (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 E

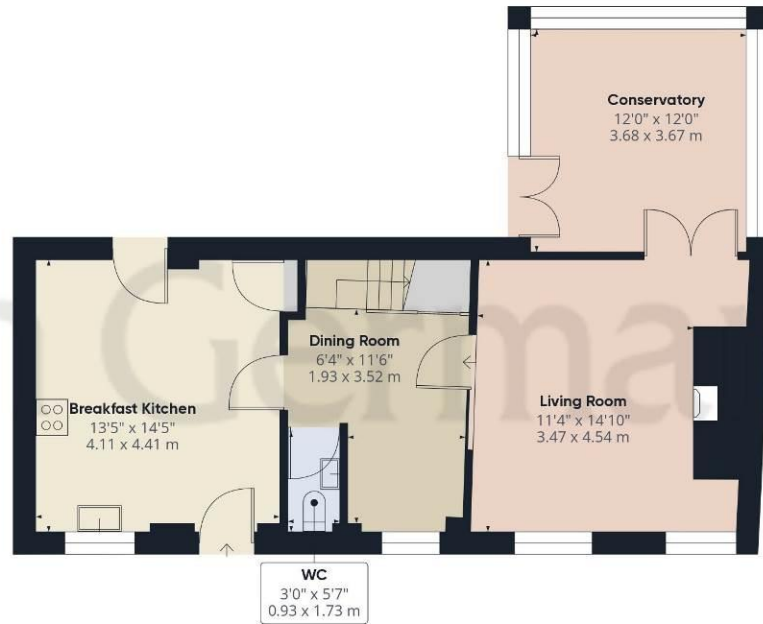
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA17092024

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.







Ground Floor



Floor 1

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

1169.93 ft<sup>2</sup>

108.69 m<sup>2</sup>

**Reduced headroom**

0.75 ft<sup>2</sup>

0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



### 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		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



