

Doveleys Manor Park

Rocester, Uttoxeter, ST14 5BZ

John 
German





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£725,000



Extremely handsome and well appointed individually designed and built detached family sized home, occupying a delightful secluded plot extending to approximately 0.33 acre in total, set on a small and exclusive gated development.

Internal inspection and consideration of this hugely impressive and extremely attractive, executive style detached residence is essential to appreciate the well proportioned and balanced family sized accommodation which is immaculately maintained and tastefully presented throughout. Occupying a delightful plot extending to approximately 0.33 acre in total which enjoys a good degree of privacy and a woodland view.

Situated on the exclusive gated development of only seven homes, enjoying peace and tranquillity and countryside walks on the doorstep. Located on the rural outskirts of both Rocester and Denstone, the towns of Uttoxeter and Ashbourne are both within easy commutable distance, with the A50 providing convenient onward access to the M6 motorway and Stoke on Trent and to the East, Derby and the M1.

A traditional tiled canopy porch with a quarry tiled floor enjoys the pleasant outlook over the garden and the surroundings with a uPVC part obscure double glazed door and side lights opening to the welcoming reception hall providing a lovely introduction to the home and a true sense of things to come. Stairs rise to the first floor with a useful under stairs cupboard and light oak doors lead to the spacious ground floor accommodation, plus the fitted downstairs WC which has a white two piece suite, half tiled walls and a side facing window.

The generously sized dual aspect lounge extends to the depth of the home with two side facing windows and a wide walk-in bay to the front enjoying the stunning outlook, all providing an abundance of natural light. The main focal point of the room is the contemporary log burner with its slate effect tiled hearth and insert, timber surround and lighting. Wide French doors and side panels open to the fabulous P shaped conservatory providing additional versatile reception space, currently used for both soft seating and dining, having heating and power, a lovely view of the rear garden and French doors leading outside to the patio.

The second reception room is presently used as a comfortable sitting room but equally adept as a formal dining room or a playroom, depending on your needs. The third reception room is the study positioned at the front of the home, enjoying the outlook over the woodland making an ideal home work space.

The superior dining kitchen has an extensive range of base and eye level shaker style units with fitted granite work surfaces and an inset sink unit set below one of the two rear facing windows, a fitted induction hob with extractor hood over, built in double oven, integrated dishwasher and space for an American style fridge freezer. Completing the ground floor space is the fitted utility room which has a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, space for appliances, a uPVC part double glazed door to the rear garden and a door to the attached double garage.

The first floor landing has access to the loft and a built in double airing cupboard. Light oak doors lead to the four good sized bedrooms, all able to easily accommodate a double bed and the rooms to the front enjoying a fabulous view. The spacious front facing master has the benefit of a superior en suite shower room which has a white suite incorporating a double shower cubicle with a mixer shower over, plus feature tiled splashbacks and half tiled walls. Finally, there is the statement fitted family bathroom having a modern white suite incorporating both a standalone bath with a mixer tap and shower attachment, and a separate double shower cubicle with a mixer shower over, feature tiled splashbacks plus half tiled walls, a rear facing window providing natural light and a useful large built in cupboard in the eaves.

Outside to the rear, the south westerly facing landscaped garden has a paved patio providing a peaceful seating and entertaining area enjoying a high degree of privacy, providing ample space for both relaxing and dining and also giving space for a hot tub (available for negotiation), leading to the lawn which has shrub borders. A small, paved seating area ideal for your morning coffee leads to the side of the home where there is a gravelled border which has a flowing water feature and small pond, plus shrubs.

To the front there is a good size garden laid to lawn with shrub borders, enjoying that lovely private outlook. A shared right of access via a sweeping tarmac drive passing through the electronically operated double gates moves around to the property with its private block paved drive providing ample off road parking for numerous vehicles, to the attached double garage which has two up and over doors, power, light and loft space storage.

What3words: encoded.butterfly.forgets

Agents note: We are advised there is currently no charge for the maintenance of communal areas.

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: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank drainage – we are advised the charge for this is approx. £200

Heating: Oil

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

Broadband type: Fibre - 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
www.eaststaffsb.gov.uk

Our Ref: JGA/08102024

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

Approximate total area⁽¹⁾

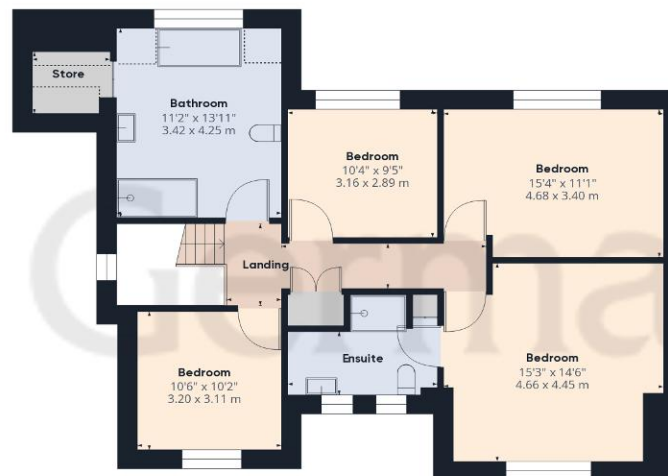
2618.97 ft²
243.31 m²

Balconies and terraces

35.41 ft²
3.29 m²

Reduced headroom

29.92 ft²
2.78 m²



Floor 1

(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.

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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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	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
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