

# Willow Grange

Gorsty Hill, Uttoxeter, ST14 8PJ

John   
German





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£775,000

Attractive traditional detached home that has been extended to provide a generously sized family residence, occupying a delightful plot extending to approx. 0.54 acre in total enjoying panoramic far reaching views and a high degree of privacy.



Dating back to the 1920's originally and retaining a wealth of character and features, the property has been sympathetically extended to offer well proportioned and balanced family sized accommodation combining three separate reception rooms, a large conservatory and a dining kitchen on the ground floor, and five first floor bedrooms.

Occupying an established plot which extends to approx. 0.54 acre in total with a useful steel framed outbuilding enjoying a high degree of privacy and some far reaching panoramic views over surrounding countryside to all sides.

Situated on the rural outskirts of Uttoxeter enjoying the peace and tranquillity of countryside, yet conveniently only approx. 2.5 miles from the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, doctors, modern leisure centre and the multi screen cinema.

**Accommodation** - An arched porch with a composite and part obscure double glazed entrance door opens to the welcoming reception hall which has a feature Minton tiled floor and stairs rising to the first floor plus doors lead to the spacious ground floor accommodation.

The lounge is positioned to the front of the home having a focal open fire with a cast grate and feature surround plus an abundance of natural light provided by the wide walk in bay window. The separate dining room overlooks the rear garden with French doors and side windows opening to the impressive brick base and double glazed constructed conservatory providing a lovely additional entertaining space that is large enough for both a dining suite and soft seating. It enjoys views over three sides of the garden and has French doors opening to the side patio.

The open plan dual aspect dining kitchen has an extensive range of solid units with worktops and an inset sink unit set below the rear facing window overlooking the garden, a fitted electric hob with an extractor hood over and built in double oven, integrated dishwasher and a useful understairs pantry. In the dining area, wide patio doors overlook the garden and provide direct access to the rear patio.

The third reception room is positioned to the front making an ideal family room or play room depending on your needs, visible from the dining kitchen.

Completing the ground floor is the fitted L-shaped utility room which has a range of units, a fitted work surface with inset sink unit, plumbing for a washing machine and additional appliance space. There is a side facing window, a part double glazed door to the front and door to the guest's WC.

To the first floor the landing has a built in cupboard and access to the loft via a fitted pull down ladder. Doors lead to the five bedrooms, four of which can easily accommodate a double bed and benefit from fitted wardrobes. All of the bedrooms enjoy magnificent far reaching views over surrounding countryside, a wonderful sight to wake up to! Finally there is the fully tiled family bathroom having a white suite incorporating a panel bath with a mixer shower over plus built in storage cupboards.

**Outside** - This superb property sits towards the middle of its delightful established plot which extends to approx. 0.54 acre in total, all enjoying a high degree of privacy with patio areas to the rear and side offering lovely seating and entertaining spaces, well stocked beds and borders and a pond with a water feature plus a brick built shed/outhouse.

To the front is a tarmac in and out driveway with timber five bar gates providing ample off road parking. To the side of the plot, a right of access leads to a galvanised gate opening to a further hardstanding providing additional parking for numerous vehicles and the steel framed outbuilding having power and light, one electric up and over door and a further high level roller door. Internally it currently has a self contained workshop with a door to the side and a further store approached from the opposite side elevation with mezzanine storage above.

**what3words:** tastier.outbid.producers

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil central heating

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

**Broadband type:**

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

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

**Our Ref:** JGA/03022025

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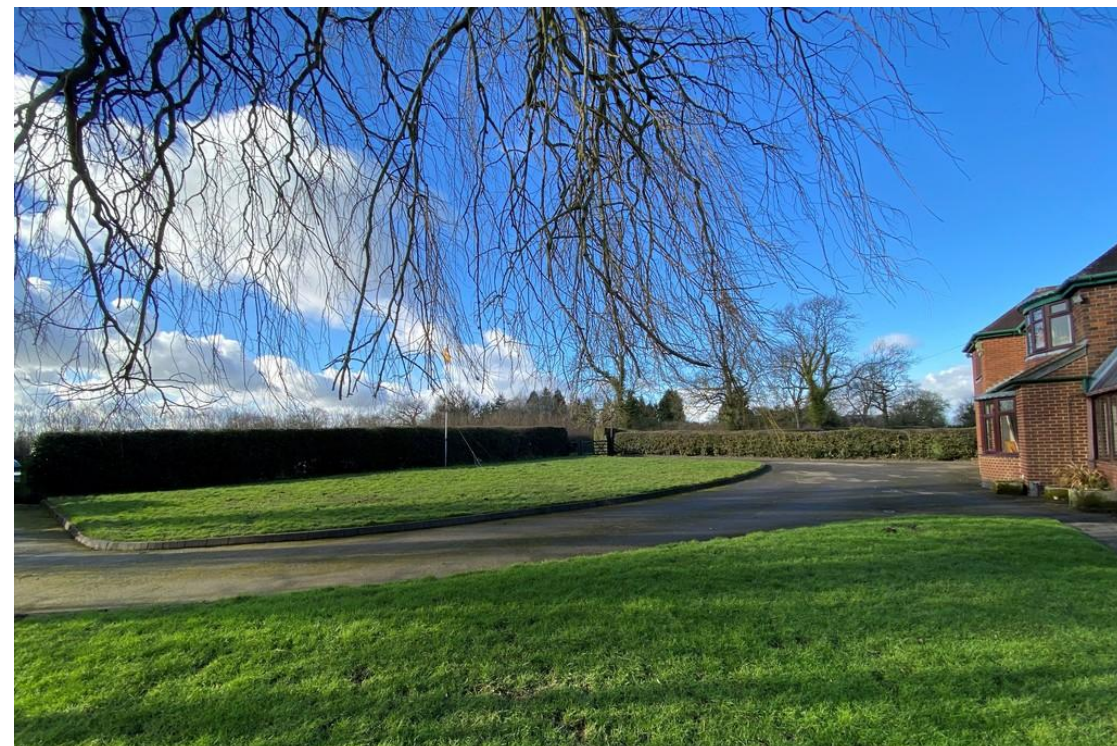


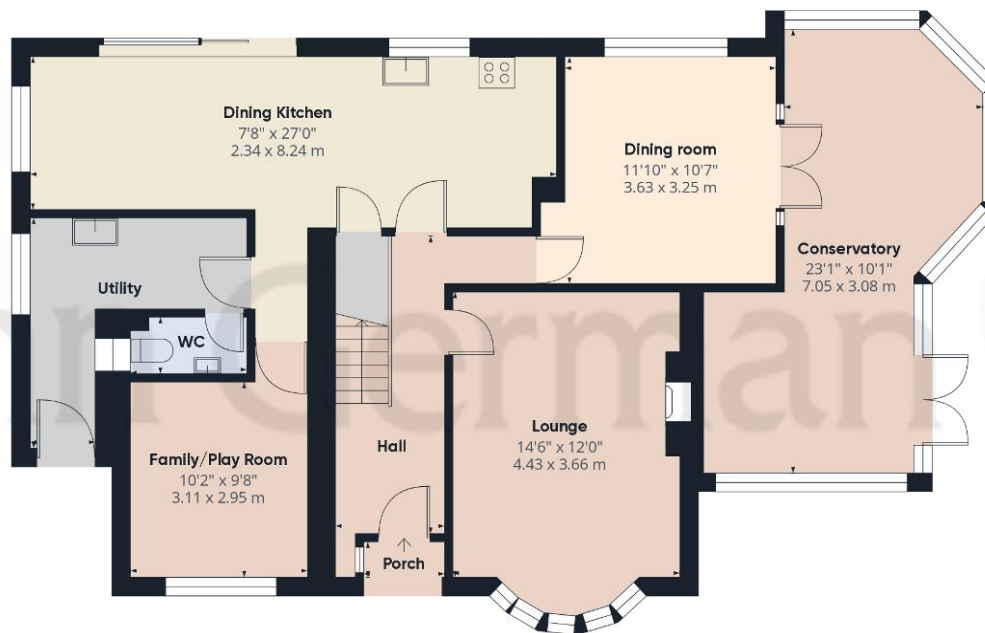


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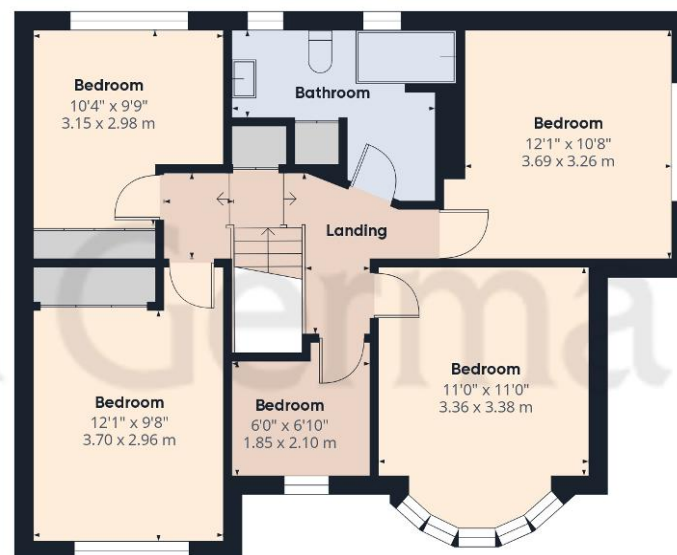


Ground Floor Building 1

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

1834.06 ft<sup>2</sup>

170.39 m<sup>2</sup>



Floor 1 Building 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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**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		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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