

Stocks Lane

Bramshall, Uttoxeter, ST14 5DW

John German



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£485,000

Individually designed and built traditional style detached home providing well proportioned family sized accommodation, situated adjacent to fields within the popular village.



Fieldside by name, field side by position. Viewing and consideration of this individual residence is highly recommended to appreciate the room dimensions and layout including its four double bedrooms, delightful plot incorporating a lovely rear garden enjoying privacy, and most notably its exact position overlooking fields to the side. Situated in the highly regarded and sought-after village of Bramshall, within walking distance to its amenities including the active village hall and play area, The Butchers Arms public house and restaurant, Sargeant's local butcher and shop, and the picturesque St. Lawrence Church. Uttoxeter with its wide range of facilities is only a short drive or brisk walk away, and the location provides commutable distance to the surrounding towns and road networks.

The welcoming L shaped reception hall provides a lovely introduction to the home and the sense of the space in the property, with stairs rising to the first floor, having an understairs cupboard, and doors leading to the generously sized accommodation, the fitted guest cloakroom/WC and direct access to the double garage. Positioned at the rear of the home is the comfortably sized lounge, which has a wide window to the side overlooking the surrounding fields, and a focal fireplace.

Wide sliding patio doors open to the excellent brick built and uPVC double glazed constructed conservatory, which provides additional living space and overlooks both the delightful garden and fields to the side, having power and heating, plus French doors providing direct access to the patio. Beside the lounge is the separate dining room providing ample space for both a dining suite and furniture, with French doors opening to the patio and garden, providing a wonderful flow between the inside and outside space.

The fitted breakfast kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, an induction hob with an extractor over, built in double electric oven and microwave, plus an integrated dishwasher. A door opens to the useful utility room which has a fitted work surface and cupboards with an inset sink unit below the rear facing window, space for appliances, and a uPVC double glazed door to the outside.

To the first floor, the pleasant part galleried landing has a side facing window providing ample natural light and far reaching views, a built-in airing cupboard and access to the loft via a fitted pull down ladder. Doors open to the four good size bedrooms, all of which can easily accommodate a double bed, with the room to the rear enjoying far reaching views. The rear facing master has an archway leading to a dressing area where a door leads to the en suite shower room, which has fully tiled walls and a modern white suite. Completing the accommodation is the fitted family bathroom, which also has fully tiled walls and a modern white suite incorporating a corner spa bath with a shower and screen above.

Outside, the rear, a paved patio with a timber pergola provides a lovely seating and entertaining area, leading to the garden, which is mainly laid to lawn, overlooking fields to the side, with well stocked beds and borders containing a large variety of shrubs and plants, space for a shed and greenhouse, plus gated access to the front.

To the front, there is an enclosed garden laid to lawn with borders. A tarmac driveway and turning point provides ample off-road parking for several vehicles, leading to the double garage which has an electric roller door, power and light, side facing window, and direct access into the property.

Agents note: The property has spray foam insulation in the loft.

What3words: mingles/stables/engages

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 & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (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 F

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

Our Ref: JGA/18082025

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.

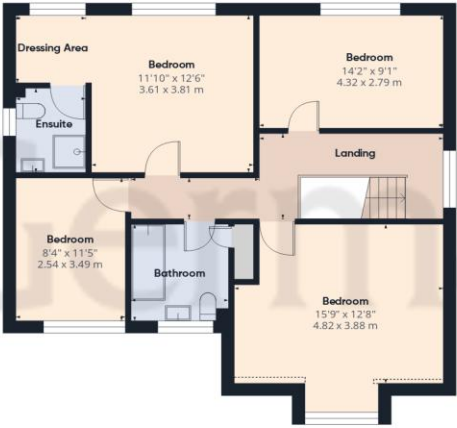
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2000 ft²
185.9 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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