

Dagdale Lane

Bramshall, Uttoxeter, ST14 5BJ

John
German





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£895,000

Extremely attractive traditional residence providing well maintained, generously proportioned and highly versatile accommodation suitable for a variety of buyers. Occupying a lovely enclosed plot on the edge of the popular village, extending to approximately 2.70 acres in total comprising gardens, paddocks with stables, and meadows.

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Suitable for numerous buyers including large families, multi-generational (either dependent or non-dependent), blended families, for those working from home or an equestrian property, internal inspection and consideration of this individual and highly versatile residence is essential to appreciate its room dimensions and flexible layout, the balance between the ground floor living space and first floor bedrooms, and its exact position towards the end of a no-through road.

Occupying a stunning enclosed plot enjoying a good degree of privacy, extending to approximately 2.07 acre in total comprising formal gardens and secure parking for numerous vehicles, a large steel framed outbuilding/garaging, an adjoining paddock with timber built stabling and independent road access, meadow and a small orchard.

Harmoniously combining the peace and quiet of the Staffordshire countryside and views over the surroundings, with the convenience of being on the edge of this popular village that is only a short drive from Uttoxeter. The village itself provides a range of amenities including the Butchers Arms public house and restaurant, Sargeant's local butchers and small shop for essentials, active village hall, play area and St Lawrence Church. Uttoxeter offers a wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A traditional timber framed and tiled porch leads to the welcoming hallway, having a tiled floor and windows providing ample natural light, plus a door to the fully tiled guest cloakroom/WC. The tiled floor flows into the pleasant dining room, having painted beams and rear facing windows. The well-proportioned dual aspect living room is immersed in natural light, having a focal fireplace and log burner set on a hearth, and a glazed door opening to the lovely patio and outside space. On the opposite side of the dining room is the characterful sitting room which has a beamed ceiling and a focal cast range set in the inglenook fireplace, plus a rear facing window. A door leads to an inner hall where uPVC double glazed French doors open outside, and stairs rise to the principle first floor landing.

The fitted dining kitchen has a range of units with worksurfaces and an inset sink unit set below one of the two dual aspect windows, space for a range stove with an extractor hood over, plumbing for a dishwasher and space for an American style fridge/freezer. A doorway leads to the lovely side hall which provides space to take off your coats and boots, doors and windows to both the front and rear elevations plus space for both a washing machine and tumble dryer set below a worktop.

Completing the versatile ground floor space is the fourth reception room, also being dual aspect with French doors leading to outside. It would make an ideal sitting or family room depending on your requirements (possible ground floor bedroom), with a useful understairs cupboard having additional fitted storage, and a door leading to the lean-to glazed conservatory.

There are five bedrooms in total, accessed from two landings. To one side of the home the principle landing has doors to three good size bedrooms, each having ensuite facilities, two having shower rooms and the main bedroom having an impressive bathroom. The second landing has doors to two further double bedrooms, and the fully tiled family shower room.

Outside - The property is set towards the front of an enclosed plot which extends to approximately 2.70 in total, enjoying a high level of privacy and views over the surrounding fields.

The gardens that extend to approximately 0.98 acre are predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs, plants and trees, plus vegetable beds, space for a greenhouse, and a chicken run. Also incorporating a gravelled driveway approached via an electronically operating rolling gate which provides off road parking for numerous vehicles (including a horsebox or motorhome), and an extremely useful steel framed and block outbuilding/garaging which has a high roller door, windows and a personal door.

The adjoining paddock benefits from independent road access and has timber-built stabling comprising two stables and a feed store along with an interconnecting meadow which could be reverted back to another paddock. In addition, a small orchard has fruit bearing trees.

W3W: picturing.popped.bidder

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

Please note: The property is on two Land Registry Titles.

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

Property construction:

Parking:

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: LPG

(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 F

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

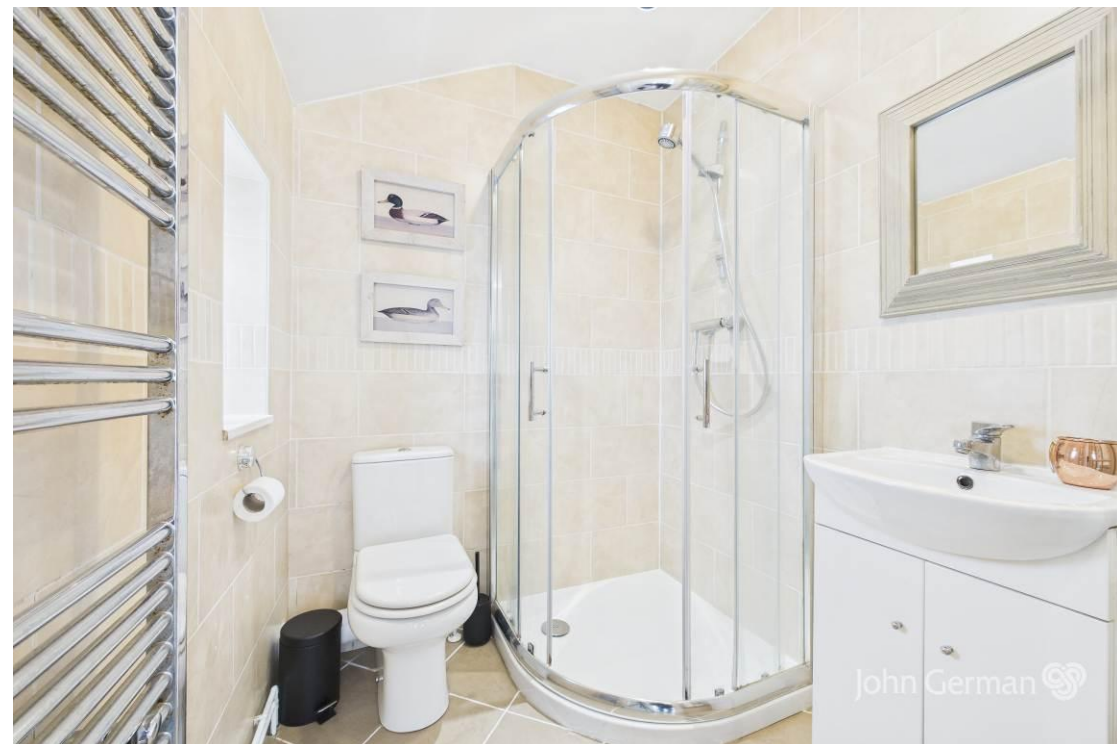
Our Ref: JGA/07102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3815 ft²

354.3 m²

Reduced headroom

1 ft²

0.1 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

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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		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		



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