

# Brookhouse Court

Uttoxeter, ST14 8TU

John German



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£1,195,000

Majestic former farmhouse providing well-proportioned and versatile accommodation extending to approx. 4000 sq.ft and a detached games room/annex, occupying a delightful plot extending to approx. 2.69 acres in total comprising gardens, paddocks and stabling.

Immersed in traditional character and charm while harmoniously combined with modern living and specification, consideration of this beautiful family home is highly recommended to appreciate its room dimensions and layout set over three floors plus the fabulous cellar space, retained features and its outside space. The home benefits from a detached games room that could easily be used as ancillary accommodation if required, with planning permission for the construction of a glazed link to the main residence. Enjoying a large amount of privacy and some magnificent countryside views outside, comprising external entertaining space and a family garden, outbuildings, stabling and two paddocks altogether extending to approximately 2.19 acres.

A wonderful setting mixing rural peace and tranquility with convenient access to Uttoxeter town centre that is only approximately 2 miles away. It offers a wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent. The surrounding towns of Ashbourne, Stafford, Stone and Burton-upon-Trent, and the Cathedral city of Lichfield are all within easy commutable distance.

**Accommodation** - An enclosed porch with a built-in cloak cupboard and the lovely reception hall with its feature flooring provide access to the spacious ground floor accommodation and the guest WC, plus stairs to the first floor and the cellar.

The hub of the home is the open plan dual aspect living kitchen, providing space to arrange both a dining suite and soft seating to suit your needs, with windows overlooking the gardens and bi-fold patio doors opening to the outside entertaining space. There is an extensive range of Shaker style units with quartz worksurfaces and a contrasting island unit incorporating a breakfast bar and an inset sink unit, space for an Everhot Range stove with a feature tiled surround, integrated appliances and a walk-in pantry.

Behind is the generously sized principle living room which has dual aspect windows including French doors opening to the garden, and a focal chimney breast with a log burner set on a slabbed hearth. On the opposite side of the reception hall is the separate sitting room which also benefits from dual aspect windows, currently used a pleasant work space, with a focal chimney breast and bricked hearth plus a timber mantle. A door leads to what is currently a boot room/utility, with fitted cupboards and worksurfaces, space for appliances and a door to the outside, but with a small amount of work it could be an additional reception room.

The cellar has been converted into two wonderful spaces suitable for a multitude of uses, whether it be a kids/teenagers 'hang out', gaming, exercising or a cinema room.

To the first floor the landing has natural light and stairs rising to the second floor. Doors lead to four well-proportioned bedrooms, all of which can easily accommodate a double bed and furniture (some fitted), and all enjoying magnificent views over the surrounding countryside. On this floor there is a family bathroom and separate shower room, both having well-equipped modern white suites.

The second floor provides potential to be used as one hugely impressive suite, comprising a large master double bedroom with dual aspect windows and a door to an excellent dressing room which has an extensive range of matching wardrobes, cupboards and drawers, with windows overlooking the surrounding countryside. At the opposite end of the landing is another double bedroom, which could be used as sitting room. Between is the superior fitted bathroom, having a white contemporary four-piece suite incorporating both a stand-alone bath and a separate double shower cubicle.

**The Games Room/Annex** - An extremely versatile converted outbuilding, currently used as a games room but equally adept as ancillary accommodation, with dual aspect windows and skylights providing natural light enhanced by the wide bi-fold patio doors that enjoy a view of the garden and countryside beyond. Having a range of kitchen units with an inset sink unit, fitted cooking appliances and space for further white goods. A recess and door leads to a fitted shower room, where there is a white three-piece suite.

There is planning permission to construct a glazed link to join the games room/annex to the main home.

**Outside** - Joining the main residence and the games room is a lovely natural stone paved patio providing a fabulous seating and entertaining area which enjoys a high degree of privacy and some magnificent far-reaching views over the surrounding countryside, with a blue brick courtyard and 5 useful brick-built stores ideal for logs, bikes and garden tools. The garden is predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants.

From the patio double gates open to the gravelled driveway which provides off road parking for numerous vehicles, accessed via wrought iron electric double gates. Adjacent is an enclosed concrete hardstanding and a timber stable block comprising three stables and a tack room/feed store. A 5-bar gate opens to a turn out paddock measuring approximately 0.19 acre, overlooking the surrounding countryside with a 5-bar gate leading to a large paddock which extends to approximately 2 acres. The property is approached via a sweeping shared driveway.

The total the home's total plot extends to approximately 2.69 acre.

**W3W:** harnessed.importers.befitting

**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.

The property is on two Land Registry Titles.

**Property construction:** Standard

**Parking:** Large driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil fired

(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 G

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

**Our Ref:** JGA/16032026

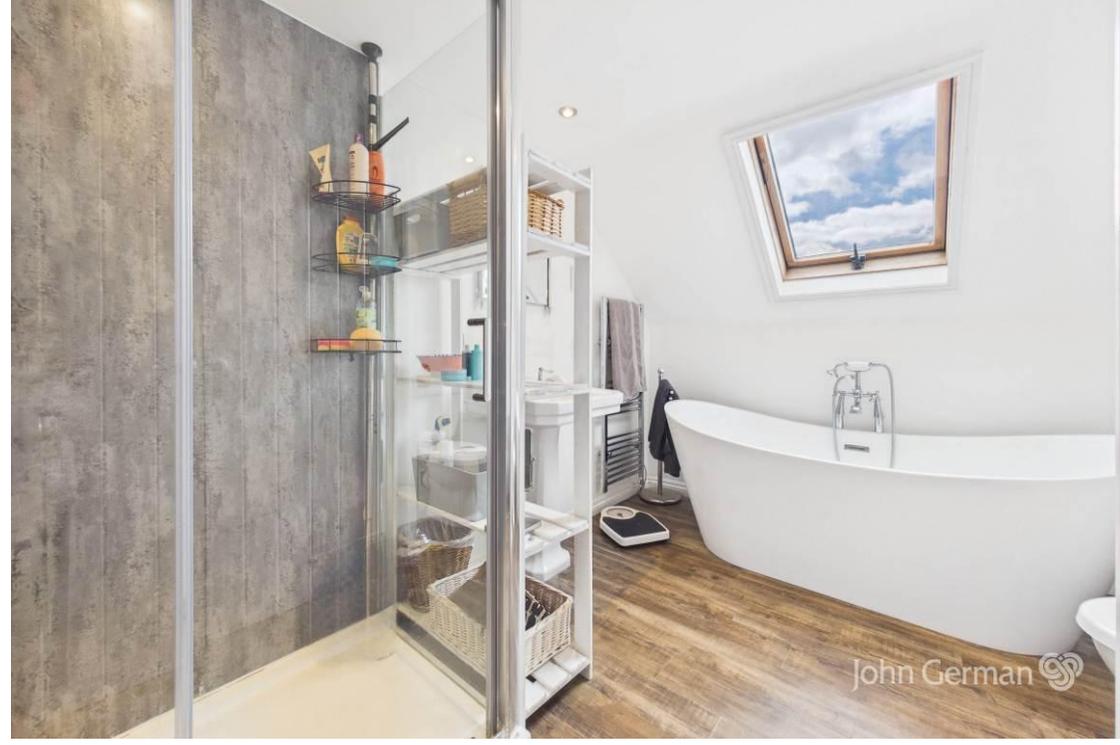
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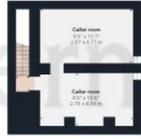












Floor -1 Building 1



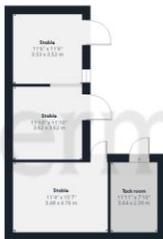
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

5459 ft<sup>2</sup>  
506.7 m<sup>2</sup>

**Reduced headroom**

123 ft<sup>2</sup>  
11.5 m<sup>2</sup>

(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.



### Agents' Notes

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