

# Chapel House

Wootton, Ashbourne, DE6 2GW



A well presented three bedroom stone cottage set in the beautiful village of Wootton.

Comprising Entrance Hall, Sitting Room, Fitted Breakfast Kitchen, Utility Room, Dining Room, Inner Hallway, Ground Floor Shower Room, First Floor Landing, Three Bedrooms, Fitted Family Bathroom, Stunning Gardens, Impressive Views, Driveway and Double Garage

Guide Price £350,000

[www.JohnGerman.co.uk](http://www.JohnGerman.co.uk)

*Distinctly*

**John German**



This stunning link detached stone cottage is located in the highly sought after village of Wootton. The property boasts stunning far reaching views to the rear and has a south facing landscaped garden. Inside the property has a sitting room with an oil fired stove, fitted kitchen with vaulted ceiling, large dining room and three well proportioned bedrooms on the first floor. There is also a double width driveway with a double garage.

An internal inspection is highly recommended to avoid disappointment.

### Accommodation

Main entrance door into the **Entrance Hall** with door leading into the **Sitting Room** with a beamed ceiling, staircase off to the first floor accommodation, feature inset fireplace with tiled hearth and oil burning stove, doors off to inner hall and kitchen. **Fitted Kitchen** with an impressive vaulted ceiling with exposed beams, a range of wooden base and wall mounted units with roll top work surfaces over, space for a cooker, space and plumbing for a dishwasher, space for fridge/freezer and space for freezer. Quarry tiled floor and door to **Utility Room** with storage cupboard, roll top work surface, plumbing for washing machine, space for dryer and the room houses the Worcester central heating boiler. **Inner Hallway** with cloaks cupboard and doors off to shower room and dining room. The **Dining Room** is an impressive size with full glazed French doors leading to the patio enjoying views, laminate floor. **Shower Room** is refitted with a white suite including a shower cubicle with mixer shower over, tiled floor and heated towel rail.

### First Floor

Landing with doors off to main rooms. **Master Bedroom** is a light room with three windows enjoying stunning far reaching rear views over countryside and beyond and a range of fitted bespoke

wardrobes and dresser. There are **Two Further Bedrooms** and a **Refitted Shower Room** with a white suite including a large double width shower cubicle with mixer shower over. Fully tiled walls, tiled floor and a heated towel rail.

### Outside

There is a cottage style front garden enclosed by dry stone walls and pathway to the front door. There is a large double width driveway that gives access to the **Double Garage** with large loft storage above. The rear garden is stunning having a large paved patio with pergola which has an established climbing wisteria. There is a pond, raised borders brimming with shrubs and plants and the garden enjoys south facing views over countryside. Lawns and a summerhouse/garden shed.

### Directions

From Dig Street bear right towards the traffic lights turning left along Church Street that leads into Mayfield Road. At the island turn right onto the A52 heading towards Leek and Mayfield. Across the bridge turn left onto the B5032 signposted Uttoxeter and Mayfield. Continue for approximately 6 miles and when arriving in the village of Ellastone turn right onto Wootton Road signposted Wootton. Continue for approximately 1 mile arriving in the village of Wootton and turn right onto Hall Lane. Chapel House is the second house on the right.

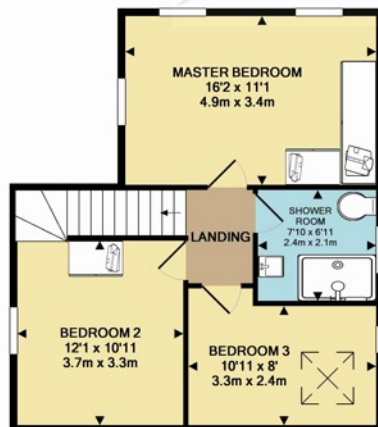
### Agents Notes

The neighbour has a right of access to locate his gas LPG bottles in a small storage area next to the rear garden. There is also a Wayleave agreement for the electricity board with Western Power Distribution.

To view this property please call John German Estate Agents at the Ashbourne Office.



GROUND FLOOR



1ST FLOOR

### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016





**Tenure**  
 Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

**Services**  
 Mains water and electricity are believed to be connected to the property. Private drainage and oil tank. Broadband internet connection available. Purchasers are advised to satisfy themselves as to their suitability.

**Local Authority**  
 East Staffordshire Borough Council

**Useful Websites**  
[www.environment-agency.gov.uk/maps](http://www.environment-agency.gov.uk/maps)  
[www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

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**Agents' Notes**

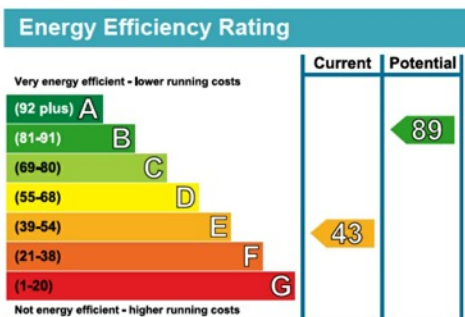
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

**Measurements**

Please note that our rooms sizes are quoted on a wall to wall basis.

**John German**

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