

# Hollington Lane

Stramshall, Uttoxeter, ST14 5ER

John   
German





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£565,000

Extremely attractive detached character cottage with sympathetically extended family sized versatile accommodation occupying a truly delightful garden plot enjoying a degree of privacy, extending to approximately 0.49 acres, enjoying views over the surrounding countryside.



Situated on the rural outskirts of the popular village of Stramshall, viewing of this quite unique cottage is strongly recommended to appreciate its retained character, extension, layout, room dimensions and simply stunning gardens.

The village of Stramshall has an active village hall, The Olive Tree tea rooms, and a Church. Within easy commutable distance is the A50 dual carriageway, linking the M1 and M6 motorways, as well as the cities of Derby and Stoke-On-Trent, plus the town of Uttoxeter and its wide range of amenities including supermarkets, independent shops, public houses, restaurants, coffee houses, bars, schools, and a modern leisure centre.

Accommodation A traditional tiled storm porch has a composite part obscured double glazed entrance door leading into the welcoming reception hall where stairs rise to the first floor, tiled flooring runs through to the downstairs WC, and latch doors lead to the spacious ground floor accommodation.

The generously sized lounge has two windows overlooking the gardens to the rear and a focal exposed brick fireplace with a log burner set on a quarry tiled hearth. The extremely pleasant sitting room enjoys an abundance of natural light provided by dual aspect windows, including French doors which open out into the garden, plus wooden flooring.

The real hub of this home is the good sized dining kitchen which has a range of base and eye level units with fitted granite work surfaces over and inset sink unit set below the front facing window, space for dishwasher, fridge freezer, and Range Stove with a splashback and extractor over. The tiled flooring runs into the useful utility / boot room which has fitted units with work surfaces and an inset sink unit set below the front facing window, space for appliances and a part double glazed door to the outside.

To the side of the property is the enclosed lobby that has doors leading to the garden room which has UPVC double glazed windows and a door to the garden, and at the rear is the double bedroom which can just as easily be used as an additional reception room, having dual aspect windows. Finally, is the fitted ground floor bathroom that has a white three piece suite incorporating a panelled P-Shaped bath with a fitted glazed screen and complimentary tiled splashbacks.

To the first floor, the lovely part-galleried landing has a front facing window enjoying far reaching views and latch doors leading to the four bedrooms. Each of which can accommodate a double bed and all enjoy pleasant outlooks, either over the gardens or surrounding countryside. The master bedroom has fitted wardrobes and the benefit of a fitted en-suite shower room which has a white three piece suite with splashbacks. Additionally, there is the fitted family bathroom which comprises a panelled P-Shaped bath with a mixer shower over and fitted glazed screen, complimentary tiled splashbacks and a plain glass window enjoying further lovely views.

Outside, the cottage is set in a beautiful plot that extends to approximately 0.49 acres, enclosed by fencing and mature hedges. To the front is a formal garden with shaped borders and beds containing a large variety of shrubs and plants including lavender, a pond with stone edging and seating areas positioned to enjoy the sun and views.

At the side and rear elevation are further gardens laid to lawn with mature trees and borders, and paved seating areas. Additionally, there is a variety of useful outhouses and sheds providing storage.

A tarmac driveway and turning point provide ample off road parking for numerous vehicles, leading to the recently replaced detached double garage with two up and over doors and a personnel door to the rear.

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

**Services:** Mains water, electricity and oil are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. (Drainage is via a septic tank).

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

**Our Ref:** JGA07102020

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F





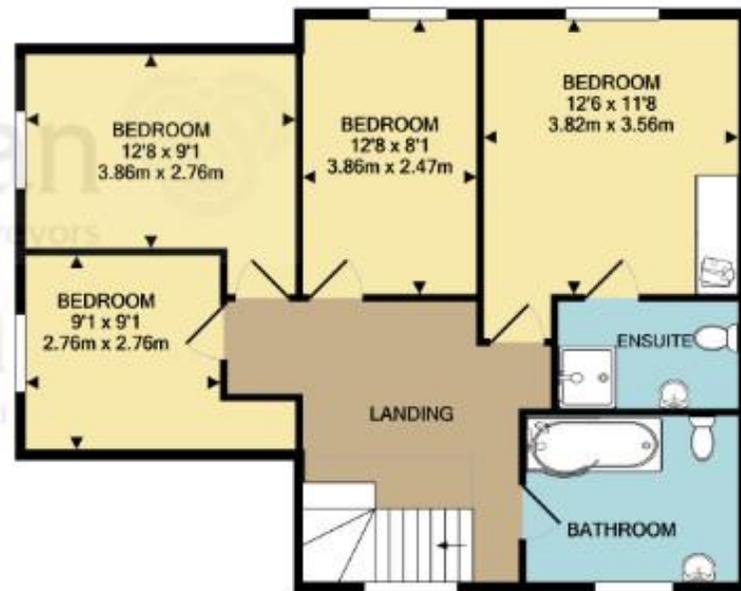








GROUND FLOOR



1ST FLOOR

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.  
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### Agents' Notes

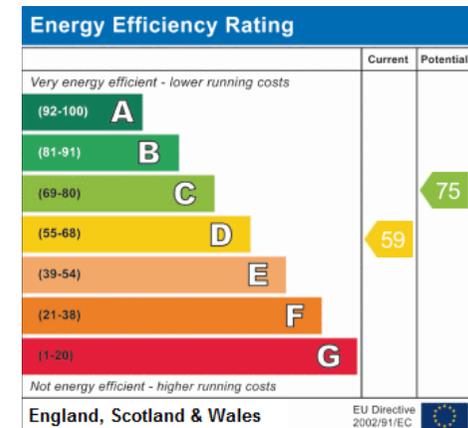
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