



Attractive period detached family home

Charnes, Bramshall Road, Uttoxeter, Staffordshire

Freehold



Desirable residential location • Retaining many period features
Three reception rooms • Four double bedrooms, one en suite
Over 2,000 sq ft of accommodation • Off street parking and
single garage • EPC rating: E

Location

Uttoxeter is a delightful market town within Staffordshire, a highly regarded residential area steeped in history, close to the border with Derbyshire. Uttoxeter is well known for its racecourse which is home to the midlands grand national, with its centre enjoying a mix of independent and national retail stores. Positioned just off the A50 dual carriageway providing ease of access to the M1 and M6 motorways making Uttoxeter an ideal location for commuters. Windsor Park and Oldfields middle schools provide education to the area, which then feed into the Alleynes High School.

Description

Charnes is an attractive, period family home dating from circa 1850, retaining many of its original features such as the sash windows, ceiling roses, cornicing, original wood floors and high ceilings to name a few. The property occupies a generous corner plot with accommodation extending to over 2,000 sq ft, enjoying an amenable layout over two storeys.

Entry to the front aspect via the pillared canopy leads onto the entrance hall with original quarry tiled floor.

Off the entrance hall to the right hand side is a pleasant sitting room with original parquet flooring and an open fire with timber surround and a tiled hearth. Parallel to the sitting room there is a snug which also holds an original cast iron fireplace and wood flooring.

The snug leads onto a fully glazed garden room with a glazed roof, flagstone tiled flooring and French doors out to the garden. A small room sits off the conservatory which is ideally suited as a home office.

Set to the rear of the property, the breakfast kitchen incorporates a range of cream base and wall units with granite work surfaces, an original quarry tiled floor and a two stove aga. Opposite the kitchen there is a generous pantry with a cold block and plumbing.

A split level staircase ascends from the entrance hall to the first floor landing, off which sit four double bedrooms to include the master with en suite. Two of the double bedrooms are positioned to the front aspect and enjoy views over the garden, whilst bedroom two, a large triple aspect room with built in storage and loft access is positioned to the rear of the property.





The generous master bedroom benefits from a dual aspect with original wood flooring and an en suite shower room which is fitted with a corner shower, pedestal wash hand basin, a low level W.C and a chrome heated towel rail. The family bathroom serves the other three bedrooms on this level, holding a pedestal wash hand basin, a low level W.C and a bath with mains shower over.

Tenure
Freehold

Services
Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing
Strictly by appointment with Savills.

Outside

A timber farm style gate leads off Bramshall Road and onto the front drive which allows for ample off street parking with the rear aspect also providing off street parking for one vehicle in addition to a single garage. Adjacent to the garage there is a useful external storage room and a separate laundry room with space and plumbing for appliances.

The main gardens to the south and east elevations are predominantly laid to lawn with a mature planted and hedged boundary. There is an additional, walled garden to the rear which is also mostly lawned.



Charnes, Uttoxeter

Main House gross internal area = 2,004 sq ft / 186 sq m

Garage & Store gross internal area = 133 sq ft / 12 sq m

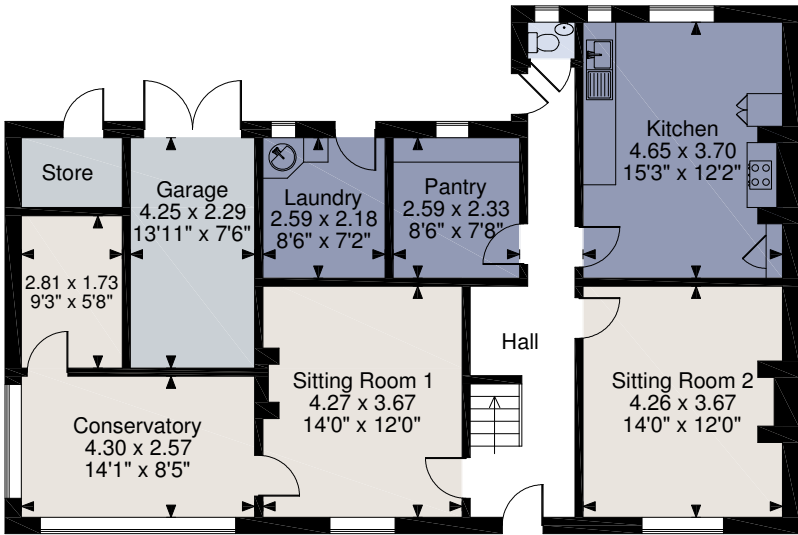
Total gross internal area = 2,137 sq ft / 198 sq m



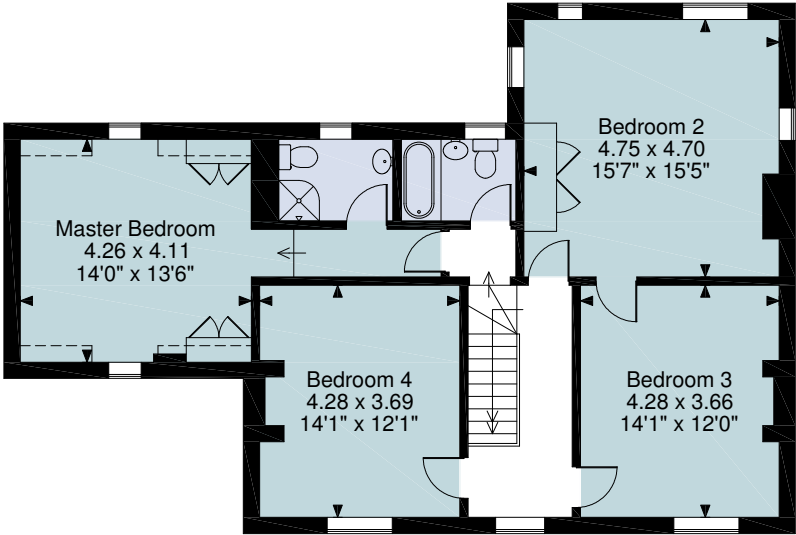
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Ground Floor



First Floor

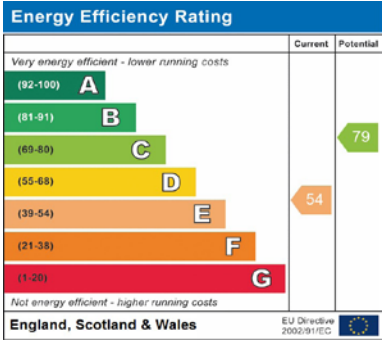
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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