



A delightful family home set in a 10 acre plot

Ashleigh, Netherland Green, Uttoxeter, Staffordshire

Freehold



Centrally positioned within a 10 acre plot • Set to the end of a private, sweeping drive • Extended and upgraded throughout • Four first floor double bedrooms, one en suite Extensive formal gardens, surrounded by countryside • Oak framed car port and ample off street parking

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.

Description

Ashleigh enjoys an enviable position, set within the Staffordshire countryside, at the end of a private, sweeping drive and is sited centrally within its pleasant 10 acre plot. The current owner occupiers have extended and upgraded Ashleigh to a high specification during their occupation to create a now spacious family home, approaching 2500sq ft with four double bedrooms and generous ground floor accommodation, all of which benefitting an arrangement that suits modern day living.

Ground Floor

External steps with an oak framed canopy above lead from the driveway, up to the oak entrance door and into the reception hall. Laid with a tiled floor and lending access to the

extent of the ground floor reception accommodation, in addition to the cloak & boot room, a general store cupboard, the ground floor WC and a charming seating area set within the bay to the east aspect, offering unobstructed countryside views.

Full width, dual aspect kitchen diner with French doors out to the rear, incorporating a range of bespoke grey and blue units with granite work surfaces and a central chefs island with breakfast bar seating. Integrated appliances within the kitchen include a Siemens microwave, a wine cooler, dishwasher, Neff double induction hob, a Rangemaster fridge freezer and a 4 oven, two stove, cream night storage Aga. The dining area takes full advantage of the views to the front via the floor to ceiling glazing and is entered via glazed oak doors off the reception hall. There is a utility room off the kitchen diner which provides space and plumbing for additional appliances, a Belfast sink and a door out to the rear, with a gardeners WC off.

The study is adjacent to the kitchen diner with a tiled floor, partial oak panelling and French doors out to the rear.





A triple aspect, well-proportioned sitting room off the reception hall featuring oak flooring, a bay window to the east, a fireplace with inset log burner and French doors out to the gardens at the rear.

land are currently divided into three fields, two border the main road to the front, whilst the third is elevated, holds a field shelter and enjoys a pleasure lake with a decked seating platform.

First Floor

An oak staircase ascends from the reception hall to the generous first floor landing, displaying a floor to ceiling feature window overlooking the gardens and oak panelling.

There are four bedrooms at first floor level, all of which are double bedrooms, with two out of the four boasting dual aspects, whilst the master has a triple aspect view and enjoys a dressing area and a four piece en suite shower room comprising a corner shower enclosure, a double wash hand vanity unit, a low level WC and a chrome heated towel rail. The main family bathroom is fitted with half height timber panelling, a free standing bath, a low level WC, a pedestal wash hand basin, a walk-in shower enclosure and a chrome heated towel rail.

General Information

Tenure Freehold

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

Viewing Strictly by appointment with Savills.



Outside

Electric gates set to the end of the private road lead onto the drive and up to a double, oak framed car port which also benefits a large store room and a dog kennel to the side.

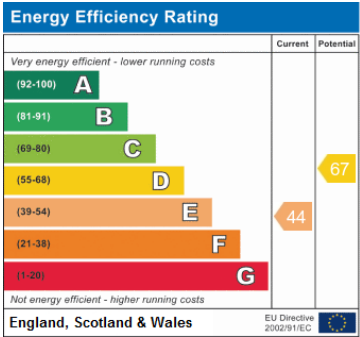
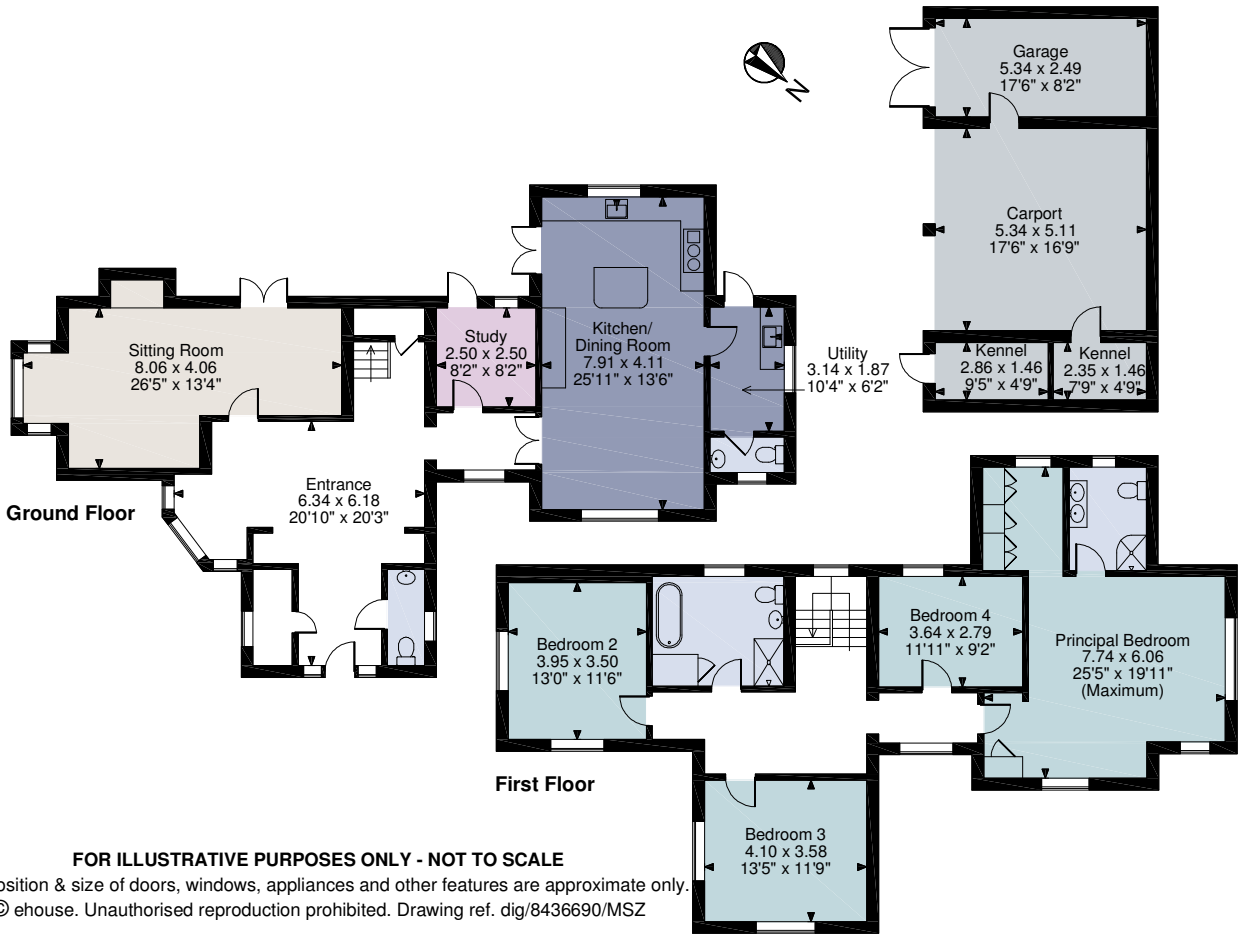
To the rear of the property, directly off the sitting room there is an oak framed seating area with a pitched roof and formal gardens which are predominantly laid to lawn with a mature, tree lined boundary.

The ten acres of paddock





Ashleigh, Netherland Green, Uttoxeter
Main House gross internal area = 2,439 sq ft / 227 sq m
Garage & Carport gross internal area = 454 sq ft / 42 sq m
Kennel gross internal area = 84 sq ft / 8 sq m



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