



Threefields Church Lane
Marchington
Uttoxeter
ST14 8LJ

Price
£650,000

- Attractively situated adjoining fields to the rear.
- Spacious & flexible accommodation.
- Suitable for those looking for Airbnb options.
- Suitable for those requiring a home office.
- Suitable for families requiring space for older independent children.
- Ample parking.
- Large Garage.
- Charming village location.
- Solar panels fitted
- MUST BE VIEWED TO APPRECIATE ACCOMMODATION ON OFFER.

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

THE PROPERTY

Superbly situated in the pretty village of Marchington with its pleasant semi-rural location is this individual designed family residence which adjoins open fields to the rear and offers lovely, light, and airy accommodation throughout. Set behind a mature hedge which gives a good degree of privacy, a sweeping drive offers ample parking space and leads to a large brick-built garage. The accommodation is ideal for a family and benefits from a self-contained annex attached to the house offering space for elderly parents; an option for Airbnb a great space for an older independent child or ample space for work from home. The annex even has its own garden area. The options are there!

The main residence has gas centrally heated accommodation with an entrance porch, having a door leading into the reception hallway with its attractive engineered wood flooring that follows through to the lounge. There are stairs off to the first floor, door to the guest cloakroom, and a very useful cupboard ideal for coat and shoe storage. The lounge is a beautiful light room that looks out over the garden, fields and distant cricket pitch. A log burner is a great focal point and a fully glazed panelled door gives access to the loggia. There is a study also having a window to the rear and a large dining kitchen with an electric Aga with double induction hob built in, perfect for a village home. The kitchen is fitted with an extensive range of base cupboards, drawer units and matching eye level wall cupboards. Integrated appliances include a dishwasher and a fridge. Wood effect work preparation surfaces are inset with a stainless steel sink and side drainer. A large window looks out over the front aspect.

Off the reception hall is a further room that offers the flexibility of being a ground floor guest bedroom, garden room, or a playroom for younger children. Finishing off the accommodation on the ground floor in the main residence is a Utility room that also benefits from a fully tiled shower enclosure. There is ample space for a washing machine and tumble drier and has a window to the side aspect.





Stairs rise to the half landing with a window to the side aspect with stairs rising to the main landing with a further window to the front aspect. Doors lead off this area to: The principal bedroom offering lovely views to the rear. It is a light space with a Velux window adding further light and a built-in wardrobe. A door gives access to the en suite bathroom, with a range of built in units incorporating a bidet and w.c. There is a panelled bath with mixer tap and separate shower over. A vanity unit is inset with a hand basin, a storage cupboard has hanging space and shelving, and another storage cupboard is suitable for linen storage. Bedroom two looks out to the front aspect and is fitted with a range of built in wardrobes one of which has a door to its rear that opens into the loft storage area where the domestic hot water and central heating boiler is housed. Bedroom three has a window looking out to the rear and a built-in wardrobe with an overhead cupboard and the family bathroom is fitted with a bath, w.c and wash hand basin set within a vanity unit. There is a window to the side aspect and tiled surrounds.

ANNEX AND GARAGE AREA

From the kitchen a door leads into a rear passage area that connects the Garage and Annex to the main house. There is a door to the front aspect and a further door to the rear garden. There is a pantry, a door into the garage, and a further door opening into the Annex. Here the door opens into the dining kitchen with a window to the side aspect looking over the garden. The kitchen is fitted with a range of base and wall mounted cupboards, there are work tops over that incorporate a stainless sink, space for electric cooker, washer, and fridge. There are doors off to the: Lounge with sliding patio doors out to the rear patio and to the Bedroom, which has a window to the rear aspect, and a built-in wardrobe with hanging space and overhead cupboard. From the kitchen another door opens into the wet room with shower, w.c and wash hand basin. There are two windows to the side aspects, and a storage cupboard.

The Garage has power, light and remote electric roll up door.

OUTSIDE

A driveway to the front has a hedged boundary to the front aspect with herbaceous borders and offers a good degree of privacy. It offers ample parking and the sweeping drive leads to the garage. A path to both side of the property lead to the rear garden. A lovely space with a loggia, patio, lawns and borders. all adjoining open fields.

LOCATION

The attractive village of Marchington is highly sought after due to its pleasant semi-rural location situated in attractive countryside. This thriving village, boasts a primary school, a village shop, church, two pubs, village hall and various clubs and societies along with recreational areas that include a tennis club, cricket pitch and bowling green. The nearby market town of Uttoxeter offers everyday amenities and Ashbourne gateway to the Derbyshire Dales is approx. a twenty-minute ride away. Local secondary schools include Thomas Alleyne's High School in Uttoxeter and in the independent sector Denstone College Prep, Abbotsholme School, Repton School along with Derby High and Grammar also being within an easy drive. Easy access to mainline stations at Lichfield, Rugeley, Stafford and Derby.

The A50 is a short drive away and allows for ease of travel to the cities of Derby, Nottingham, and Stoke-on-Trent and gives access to the A38 for travel to Lichfield, and Birmingham along with the further motorway networks beyond. East Midlands Airport is approximately 25 miles away and Birmingham Airport 37 miles.

GROUND FLOOR

ENTRANCE PORCH

2.74m x 0.94m (8'11" x 3'1")

RECEPTION HALLWAY

3.14m x 2.73m min (10'3" x 8'11" min)

CLOAKROOM

0.9m x 1.68m (2'11" x 5'6")

LOUNGE

6.09m x 4.60m (19'11" x 15'1")

DINING KITCHEN

6.22m max 4.59m min x 4.72m (20'4" max 15'0" min x 15'5")

STUDY

2.33m x 2.73m (7'7" x 8'11")

BEDROOM/FORMAL DINING ROOM

3.65m x 3.51m (11'11" x 11'6")

UTILITY/SHOWER

1.87m x 2.31m (6'1" x 7'6")

REAR PASSAGE

1.03m x 7.67m (3'4" x 25'1")

PANTRY

1.81m x 1.12m (5'11" x 3'8")

FIRST FLOOR

LANDING

3.63m x 2.10m (stair well area) (11'10" x 6'10" (stair well area))

PRIMARY BEDROOM

4.10m x 3.51m (13'5" x 11'6")

EN SUITE BATHROOM

2.52m x 3.52m (8'3" x 11'6")

BEDROOM TWO

4.00m x 4.07m (13'1" x 13'4")

BEDROOM THREE

2.91m x 3.52m (9'6" x 11'6")

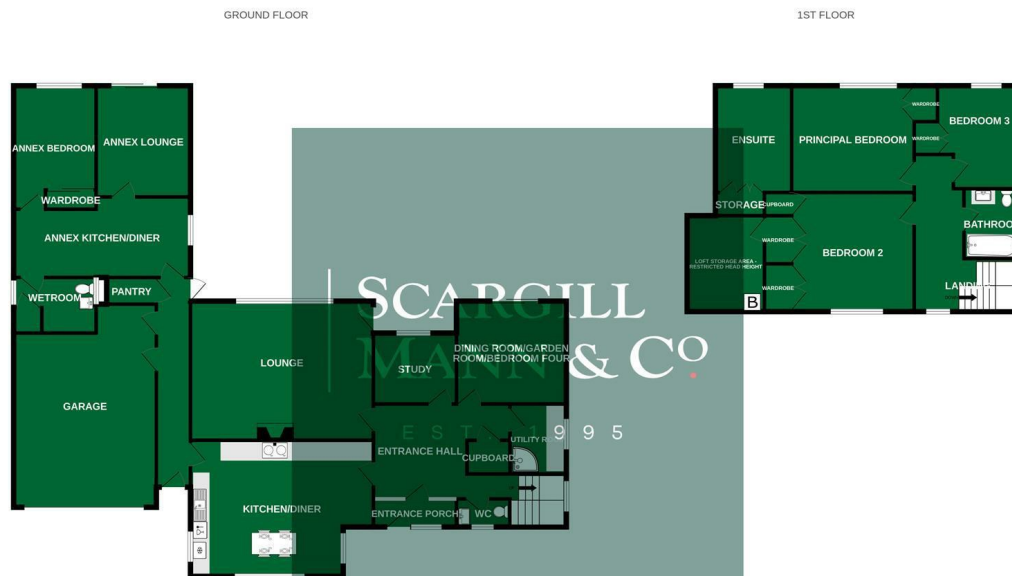
LOFT STORAGE AREA

3.05m x 4.13m (restricted head height included) (10'0" x 13'6" (restricted head height included))

BATHROOM

1.87m x 2.28m (6'1" x 7'5")

ANNEX



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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