





Abode are delighted to present this beautifully presented, modern detached family home, ideally located in the desirable village of Alton. Surrounded by picturesque countryside, the property offers immediate access to scenic walks and natural beauty, perfect for outdoor enthusiasts.

Alton provides a range of local amenities and shops, whilst also offering excellent connectivity to the nearby towns of Uttoxeter, Cheadle, and Ashbourne- making it a superb base for both convenience and lifestyle.

This well appointed home features a generous rear garden, driveway parking for two vehicles, and a garage. The accommodation briefly comprises an inviting entrance hall, cloakroom/WC, spacious living room, open plan kitchen/dining area, and a separate utility room on the ground floor. Upstairs, there are four well proportioned bedrooms, including a master with en suite, along with a modern family bathroom.

Offered in immaculate, move-in-ready condition, this home is ideal for families seeking a blend of comfort, space, and countryside charm. Early viewing is highly recommended to fully appreciate all that this property has to offer.




ABODE
 SALES & LETTINGS

A stylish composite front door opens into a welcoming entrance hall, where elegant tiled flooring leads the eye to a staircase featuring a beautifully crafted oak balustrade. Just off the hallway is a conveniently located guest cloakroom, complete with tiled flooring, a modern WC, and a pedestal wash basin.

The lounge spans the full depth of the home, offering a bright and spacious setting. A wood-burning stove sits in a charming fireplace recess, creating a cosy focal point. Natural light floods in through a front-facing window and a set of French doors at the rear, which lead out onto the patio and landscaped garden.

Opposite the lounge is a striking open-plan kitchen and dining area. This contemporary space boasts an extensive range of sleek wall and base cabinetry, luxurious quartz work surfaces with coordinating upstands, and a generous central island with matching quartz top and breakfast bar seating. High-end Bosch integrated appliances include a four-burner gas hob with splashback and extractor hood, electric fan oven, microwave, fridge freezer, and dishwasher. Tiled flooring, under-cabinet lighting, and a practical under-stairs storage cupboard enhance the functionality of the room. French doors from the dining area open seamlessly to the garden, perfect for indoor-outdoor living.

Adjoining the kitchen is a well-appointed utility room, fitted with complementary units and worktops, a stainless steel sink with mixer tap, and plumbing for both washing machine and dryer. Tiled



flooring continues through, and there's direct access to the garden via a rear uPVC double-glazed door. The room also houses the wall-mounted gas boiler.

The rear garden benefits from an open aspect, offering beautiful views of the surrounding countryside and rolling hills.

Upstairs, the landing provides access to the loft via a drop-down ladder, with partial boarding offering additional storage potential.







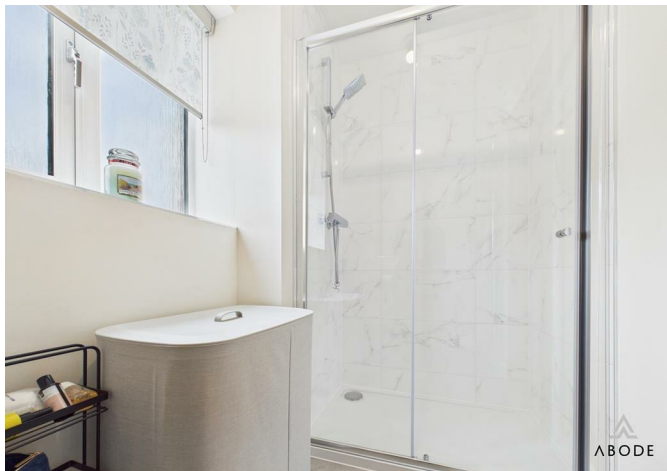
The principal bedroom is generously proportioned and features an en suite shower room with modern finishes, including a fully tiled floor, glazed shower cubicle, stylish basin, WC, and heated towel rail.

Three additional bedrooms provide flexibility, whether for family, guests, or home office use—one of which includes fitted wardrobes and storage. The family bathroom is thoughtfully designed with high-quality fixtures: a bath set within tiled surrounds, a separate walk-in tiled shower with glazed screen, wall-mounted basin, concealed-cistern WC, and a heated chrome towel rail, all complemented by tiled flooring.



Externally, the property includes a neat front garden, outside water tap and a block-paved driveway leading to a single garage, which features an electric door and houses the solar PV system's battery storage. A gated side entrance leads to a private rear garden with a patio area, lawn and outdoor lighting- perfect for enjoying the scenic rural backdrop.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

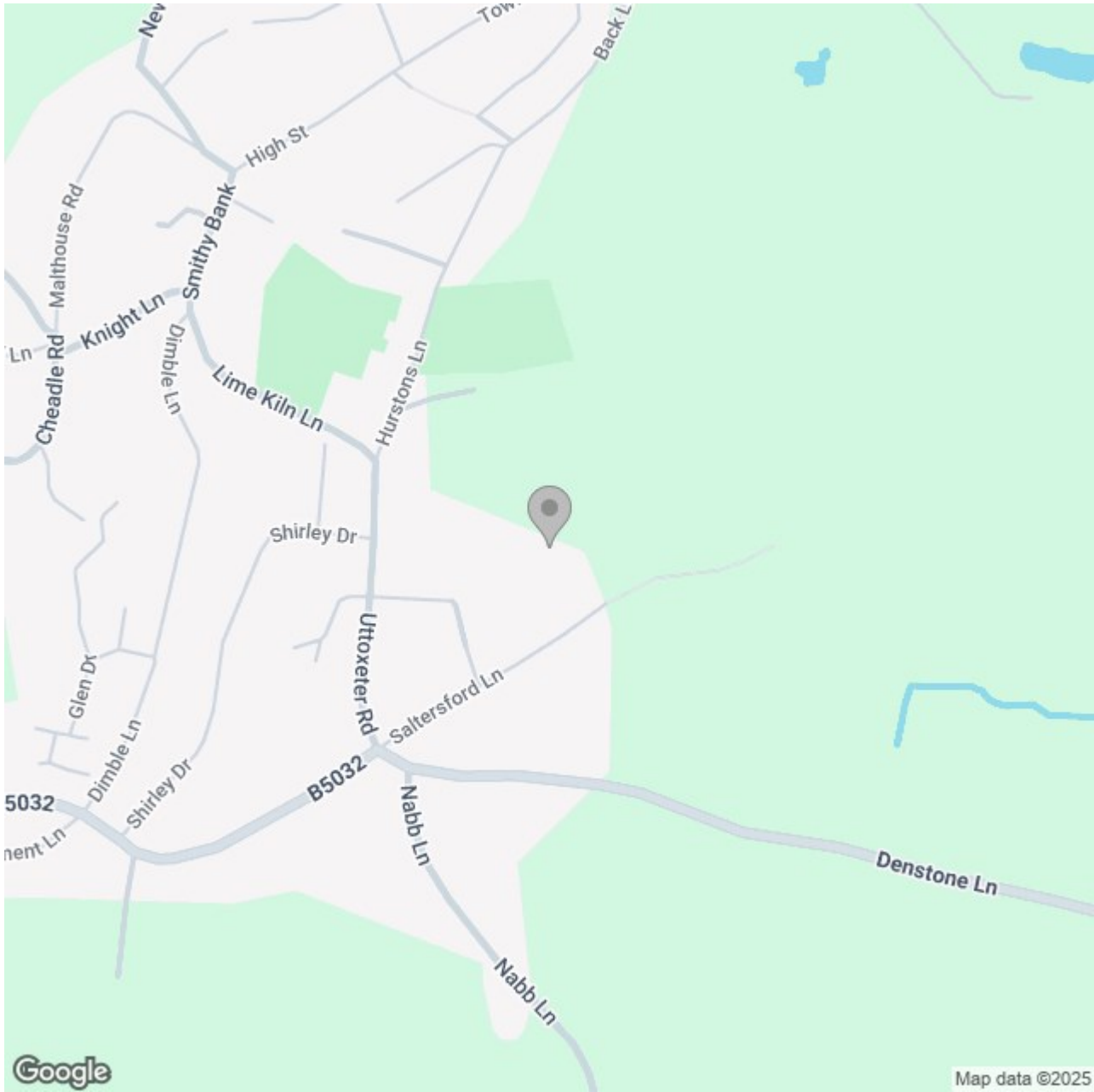
135.1 m²

1455 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 	