





Set in the highly desirable area of Marchington Woodlands, this characterful country cottage enjoys a private position surrounded by peace, tranquillity and far-reaching views over the woodlands and surrounding countryside. While the property offers spacious and flexible accommodation steeped in original charm and period features, it is now in need of renovation and refurbishment, presenting an excellent opportunity for a purchaser to create a stunning home tailored to their own taste and requirements.

The cottage benefits from a peaceful yet convenient location, lying between the village of Marchington and the market town of Uttoxeter, both of which offer a wide range of everyday amenities. The city of Lichfield and the town of Burton upon Trent are also within easy commuting distance, adding to the appeal of this rural but well-connected setting.

Viewing by appointment only and can be arranged by contacting Abode Estate Agents.



Rear Entry

The property is accessed via a UPVC double-glazed entry door to the rear elevation, with an alarm system unit and internal doors leading to the following accommodation.

Study/Bedroom

A versatile room offering flexibility of use to suit a discerning buyer, currently housing a UPVC double-glazed bay window to the rear elevation together with a central heating radiator.

Kitchen

The kitchen is fitted with a UPVC double-glazed window to the rear elevation and a range of matching base and high-level storage cupboards and drawers, complemented by preparation work surfaces and tiled splashbacks. Integrated appliances include a one-and-a-half stainless steel sink and drainer with mixer tap, oven and grill, together with plumbing for freestanding white goods. A meter cupboard and central heating radiator are also included. A further UPVC double-glazed window to the rear elevation provides additional light, with an internal door leading to the bathroom.

Bathroom

The bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin and bath unit. A UPVC double-glazed frosted window to the rear elevation provides privacy, while tiling to wall coverings and an airing cupboard complete the room.



Inner Hallway

The inner hallway features a UPVC double-glazed window to the side elevation, a useful storage cupboard, central heating radiator and smoke alarm, with internal doors providing access to adjoining rooms.







Lounge

A spacious lounge with two UPVC double-glazed windows to the side elevation and a UPVC double-glazed door. A focal point log-burning cast iron fireplace with sandstone surround and tiled hearth provides character and warmth, complemented by a bespoke fire guard. The room benefits from central heating radiators, a further fireplace, and a staircase rising to the first-floor landing with useful under-stairs storage space.

Landing

The landing includes a double-glazed window to the rear elevation, a storage cupboard, and internal doors leading to the bedrooms.

Bedroom One

A generously proportioned bedroom with a UPVC double-glazed window to the front elevation offering far-reaching views over agricultural land and open fields. Additional features include a central heating radiator, built-in storage cupboards and an opening leading through to the ensuite.

En-suite

The ensuite is fitted with a three-piece suite comprising a low-level WC, bath unit and sink unit. A central heating radiator and double-glazed window to the ceiling complete the room.

Bedroom Two

With a UPVC double glazed window to the rear elevation, a range of built-in fitted wardrobes with central heating radiator and access to loft space via loft hatch.









Floor 0



Floor 1



Approximate total area⁽¹⁾

115.7 m²

1244 ft²

Reduced headroom

1.5 m²

16 ft²

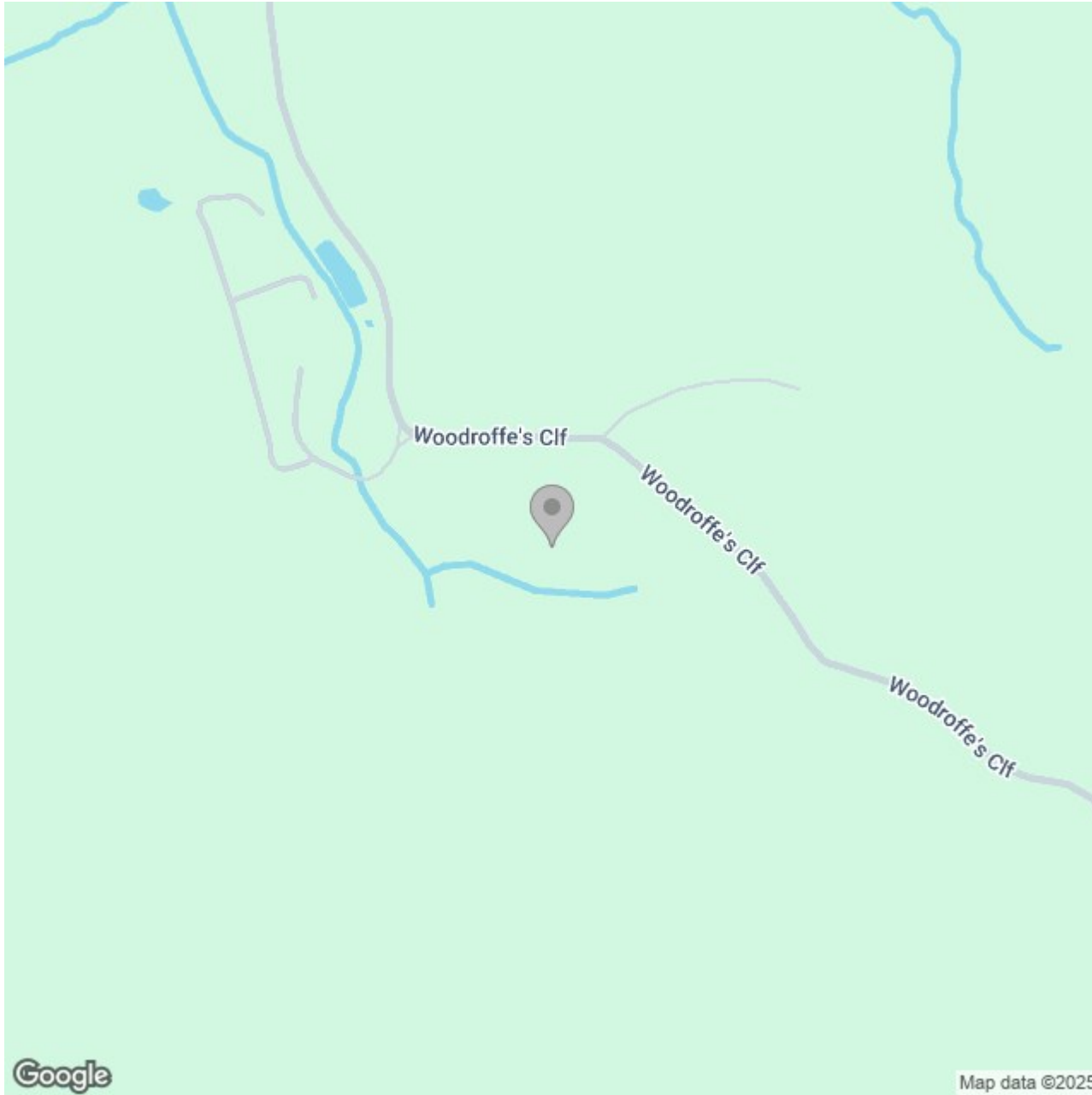
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	