

Church Lane, Marchington, Staffordshire, ST14 8LJ  
**Offers In The Region Of £520,000**





A beautifully presented and versatile family home located in the highly regarded village of Marchington, enjoying open rear views across surrounding countryside.

The property is ideally positioned within walking distance of the village store, first school, pubs, restaurant, village hall, church, and cricket club, with scenic countryside walks directly from the doorstep.

At the heart of the home is an impressive open-plan living, dining and kitchen space, flooded with natural light from floor-to-ceiling bi-fold doors opening onto the garden — ideal for modern family living and entertaining. The stylish shaker-style kitchen features a range cooker and breakfast bar.

Additional ground floor accommodation includes a separate dining room, ground floor bedroom, shower room, utility room, and integral L-shaped garage with internal access.

The first floor offers a useful study area and a spacious principal bedroom with Juliet balcony overlooking open countryside, extensive fitted wardrobes, and a luxurious en-suite bathroom with freestanding bath and double shower.

A superb opportunity to acquire a quality village home combining space, style, and countryside living.



## Entrance Hallway

Entered via a UPVC double-glazed front door, with panelled flooring throughout, loft access via hatch, smoke alarm, and internal doors leading to:

## Open Plan Living/Dining Kitchen

This impressive open-plan living space serves as the heart of the home, offering a seamless blend of contemporary style and functional design. Flooded with natural light from expansive floor-to-ceiling bi-fold doors, the room transitions effortlessly from the interior to a private patio and garden, making it an ideal setting for both relaxed family life and large-scale entertaining. The entire area is tied together by elegant light-wood flooring and a sophisticated lighting scheme that combines recessed spotlights with warm wall-mounted uplights.

The kitchen area is a masterclass in modern country aesthetics, featuring crisp white shaker-style cabinetry accented by sleek black hardware. Culinary enthusiasts will appreciate the substantial range cooker and generous countertop space, while the integrated wine cooler and breakfast bar add a touch of luxury for social gatherings. A charming window fitted with classic white plantation shutters provides a pleasant outlook over the front of the property. Designed with versatility in mind, the expansive lounge area offers ample proportions for substantial furniture arrangements and flows naturally toward a secondary reception or formal dining room.



## Dining Room

Originally a bedroom and currently used as a dining room, with UPVC double-glazed window to the front elevation with built-in shutter blinds and a central heating radiator.

## Cloakroom

With a UPVC double-glazed window to the front elevation with built-in shutter blinds, housing the central heating gas boiler.







### Shower Room

With a UPVC double-glazed window to the side elevation with built-in shutter blinds. Three-piece suite comprising high-level WC, pedestal wash basin with chrome mixer tap, and corner shower cubicle with electric shower. Additional features include ceiling spotighting, shaving point, loft access, and a Milano Windsor heated towel rail.

### Ground Floor Bedroom

With a UPVC double-glazed window to the front elevation with built-in shutter blinds, central heating radiator, and panelled flooring.

### Utility Room

A practical space for white goods and appliances, finished with panelled flooring and ceiling lighting.

### Garage

L-shaped garage featuring a UPVC double-glazed window to the rear elevation, up-and-over door to the front, housing the electrical consumer units and electric meter, with an internal door providing access to the rear garden.

### Side Entrance

Obscured glass UPVC double-glazed window to the front elevation, PVC entrance door, and access to the utility room, garage, and entrance hallway.

### Landing/Study Area

A useful study area benefiting from a rear-facing double-glazed Velux window providing ample natural light, smoke alarm, and internal door leading to:

### Main Bedroom

A spacious first-floor master bedroom featuring UPVC double-glazed French doors with Juliet balcony enjoying open rear views across agricultural land. Further benefits include built-in shutter blinds, an additional UPVC double-glazed front window, two central heating radiators, extensive built-in wardrobes with hanging rails and shelving, a rear Velux window, eaves storage, TV aerial point, and internal door to:

### En-suite

With a UPVC double-glazed window to the front elevation with built-in shutter blinds. Four-piece suite comprising freestanding bath with mixer tap, floating wash basin with mixer tap, double shower cubicle with waterfall showerhead, and low-level WC. Finished with complementary wall tiling, ceiling spotighting, extractor fan, shaving point, central heating radiator, and loft access.















**Approximate total area<sup>(1)</sup>**

147.9 m<sup>2</sup>

1592 ft<sup>2</sup>

**Reduced headroom**

6 m<sup>2</sup>

64 ft<sup>2</sup>



(1) Excluding balconies and terraces

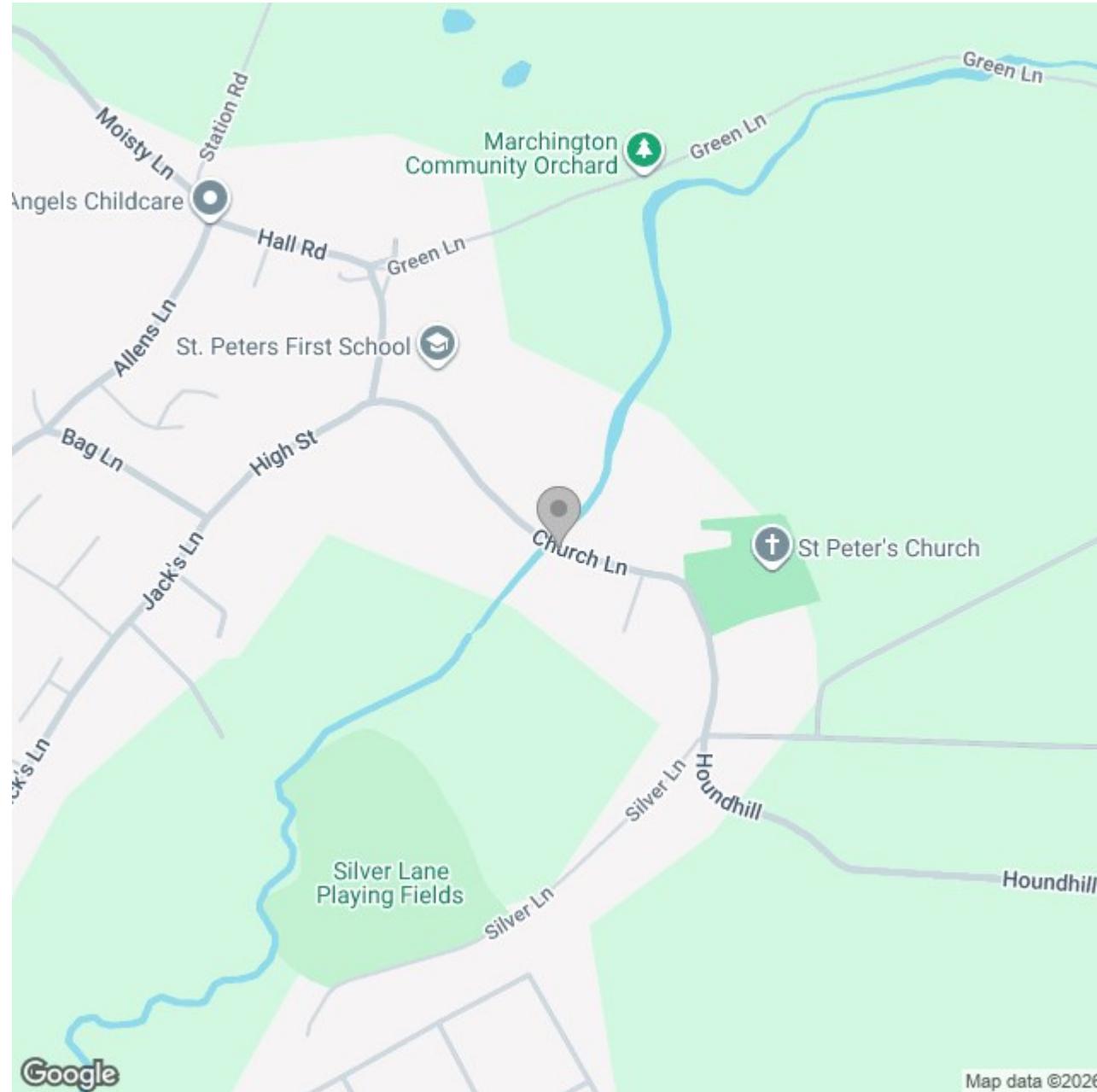
Reduced headroom

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