



32 Jacks Lane, Marchington, ST14 8LW



Set within an exceptional 0.25 acre south-east facing garden plot is this beautifully refurbished detached home, offering four bedrooms, open plan family living and a delightful position within this sought after village location. Having been remodelled and upgraded to a superb standard, the property presents generously proportioned living accommodation, an open aspect to the rear and the superb addition of a garage conversion, offering an ideal work-from-home space. The central reception hall opens firstly into the dual aspect open plan family dining kitchen, which has been refitted with shaker style units and quartz work surfaces. To the opposite side is a generous lounge with wood

burning stove, opening in turn to a fabulous conservatory with bifold doors highlighting the mature gardens and views beyond. A utility and cloakroom are also set to the ground floor, with four bedrooms to the first floor serviced by a refitted family bathroom. To the front, an expansive block paved driveway provides parking for a number of vehicles, and the rear garden houses a useful car port and an insulated studio/garden room, being ideal as a home office or outdoor entertaining space. The mature garden is bordered by rural countryside and farmland, being a stunning space to enjoy the idyllic village location, and there is ample potential to extend the property further (subject to relevant permissions).

The property lies in the desirable Staffordshire village of Marchington, combining the ideals of a peaceful village location and picturesque surrounding countryside alongside convenient access to local amenities and commuter links. This sought after location is home to a church, a traditional pub, a village hall, tennis courts, a cricket pitch, a bowling green and an award-winning community shop, all within a few minutes' walk of the property. A short drive away is Draycott in the Clay, offering a village store/post office, additional pubs and a farm shop, with larger facilities including supermarkets, a train station and a leisure centre found in the market town of

Uttoxeter. A highly regarded primary school in the village feeds into Uttoxeter's middle and high schools, and there are a superb choice of private schools including Denstone College, Abbotsholme and Lichfield Cathedral. The village offers easy access to commuter routes including the A50, A38, M6 Toll and M1, direct rail links to Birmingham and London (in 90 minutes) can be found in the Cathedral City of Lichfield or East Midlands Parkway, and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



- Executive Detached Family Home
- Beautifully Refurbished & Remodelled
- Established South Facing Gardens
- Delightfully Tranquil Setting with Views
- Refitted Open Plan Dining Kitchen
- Spacious Lounge & Conservatory
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Refitted Family Bathroom
- Manicured Gardens of 0.25 Acre
- Car Port, Studio/Garden Room & Large Shed
- WFH & Extension Potential (STPP)
- Ample Parking & Open Outlook to Front
- Desirable Village Location
- Well Placed for Commuter Routes & Rail Travel



Reception Hall

A composite entrance door opens into this spacious hallway, having stairs rising to the first floor accommodation and an oak door opening into the Lounge. Leading through to:

Open Plan Family Dining Kitchen 8.72 x 2.54m (approx. 28'7 x 8'4)

A beautifully remodelled space having dual aspect windows, a formal dining area and a well appointed kitchen. A range of contrasting full height, wall and base units house a Belfast sink, as well as integral appliances including dishwasher, double ovens and an induction hob with recessed extractor. There is space for a fridge freezer, and a spaces beneath the stairs housing provisions for both a washing machine and tumble dryer. Quartz work surfaces extend over the island unit to provide a breakfast bar, and the kitchen has tiled flooring throughout, extending into:

Utility 2.6 x 1.43m (approx. 8'6 x 4'8)

A door opens out to the rear aspect and the utility has a fitted Belfast sink, vaulted ceilings and a skylight. A door opens into the **Cloakroom** which is fitted with wash basin and WC, and there is potential to extend over this area to add an en suite to the master bedroom (subject to relevant permissions)

Lounge 6.37 x 3.27m (approx. 20'10 x 10'8)

Oak doors open from both the hallway and kitchen into this spacious reception room, having a wood burning stove set to ornate fireplace and a window to the front. French doors open through to:

Conservatory 6.56 x 2.8m (approx. 21'6 x 9'2)

A stunning addition to the living space, having twin opening bifold doors out to the rear terrace and gardens, tiled flooring and windows to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		



Stairs rise to the **First Floor Landing**, having doors opening into:

Master Bedroom 3.6 x 3.5m (approx. 11'9 x 11'5)
A good sized principal bedroom having a window to the front, a fitted double wardrobe and further recessed storage

Bedroom Two 3.6 x 3.27m (approx. 11'9 x 10'8)
Another generous double room, having a window to the front aspect and a double fitted wardrobe

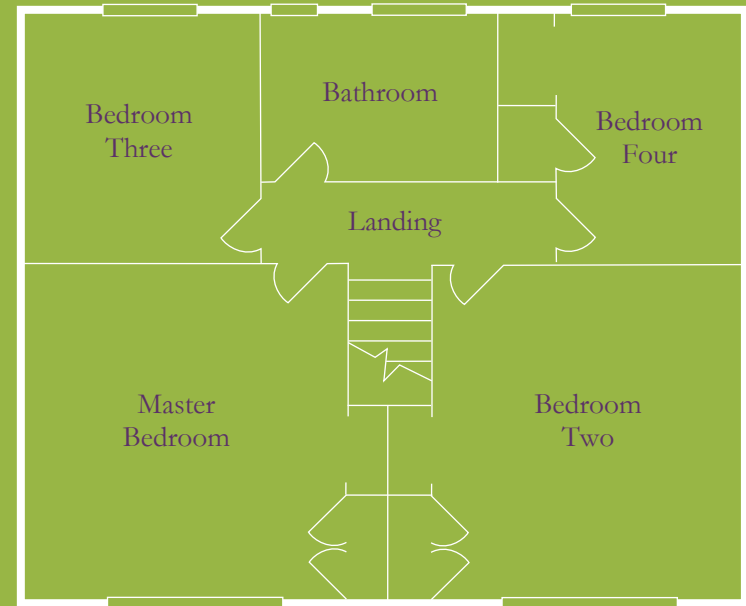
Bedroom Three 2.69 x 2.55m (approx. 8'9 x 8'4)
Having a window to the rear enjoying garden and countryside views

Bedroom Four 2.66 x 2.02m (approx. 8'8 x 6'7)
With a window to the rear overlooking the gardens, and useful recessed storage and hanging space

Family Bathroom 2.56 x 1.67m (approx. 8'4 x 5'5)
Refitted to a superb standard, a white suite comprises wash basin set to vanity unit, WC and Jacuzzi bathtub with shower unit over, having tiled flooring, a heated towel rail and twin windows to the rear









Outside,

The property is set back from the lane beyond a generous block paved driveway, providing parking for a number of vehicles. Gated access opens to the side of the property, leading in turn to the rear gardens, and the property overlooks a pleasant outlook to the front towards open countryside

South-East Facing Rear Garden

The wonderfully established rear garden enjoys a sunny aspect and open views, being laid to a raised terrace and shaped lawns bordered by neatly stocked flower beds. There are various areas for entertaining and relaxation including an open summer house, with a small orchard, raised beds and a greenhouse being perfectly set up as a kitchen garden. Adjacent to the property is a **Car Port**, giving covered access to the **Studio/Garden Room** 4.9 x 2.45m (approx. 16'1 x 8'0), which has double doors to the front, power and lighting and has been fully insulated, providing the ideal space for conversion into a home office. To the rear of this is a further **Garden Store** 3.4 x 2.46m (approx. 11'2 x 8'0) having double doors and providing useful exterior storage.

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