







Nestled within walking distance to the centre of market town Uttoxeter, stands a truly remarkable Grade II Listed Georgian residence. This property unfolds with generous living areas, housing up to eight expansive double bedrooms that offer ample space. The residence serves as a showcase of historic authenticity, featuring a wealth of original architectural details, all while being embraced by lush gardens that stretch across the rear.

Having undergone a series of thoughtful renovations over time, Enville House stands as an exceptional illustration of refined Georgian architecture. The residence proudly unfurls its distinctive character through an array of features. These include the enduring charm of original flagstone flooring, the elegance of oak floorboards, the intricate beauty of plasterwork, doors that exude a character of their own, the rustic appeal of exposed beams, and an enchanting staircase that stands as a true centerpiece, among a myriad of other captivating attributes.





## Description

An exceptionally impressive Grade II Listed Georgian residence is situated on the outskirts of Uttoxeter, a charming market town. This property boasts expansive living spaces, featuring six spacious double bedrooms. The home showcases a plethora of original architectural elements and is surrounded by stunning gardens at the rear.

Through thoughtful restoration over time, Enville House stands as a prime example of an exquisite Georgian dwelling. It proudly displays its character through various features, including the original flagstone flooring, elegant oak floorboards, intricate plasterwork, doors full of character, exposed beams, and a captivating staircase, among other highlights.











## Property

Spanning across four floors, the spacious layout is further enhanced by meticulously maintained gardens that stretch generously, having undergone extensive improvement by the current owners. The property also comes with a triple garage located at the side elevation, providing parking space for three vehicles.

The interior spaces are composed of a striking reception hall, an elegant dining room, a versatile sitting room with adjoining study, play room which offers versatile usage to the discerning buyer, a well-appointed dining kitchen complete with a pantry, a practical utility room, a rear porch, and a convenient cloakroom on the ground floor. A boiler room houses the much improved heating and hot water systems. Nestled beneath the elegant Enville House lies a hidden gem - an exposed brick cellar that has been artfully transformed into a captivating bar area and wine cellar. The walls, adorned with rough-hewn, weathered bricks, exude a rustic charm that harkens back to a previous era.

Moving to the first floor, buyers will be greeted by four double bedrooms, the master suite benefitting from 254 sq. ft. space, a family bathroom and two shower rooms. The rear bedrooms enjoy wonderful views over the landscaped gardens. A further room has been cleverly utilised as a walk in wardrobe/dresser. Ascending to the second floor, two more double bedrooms await, along with two further rooms that presently serve as a cinema room and games room. Accessed through the games room, perched atop Enville House, a captivating rooftop balcony area awaits, offering a breathtaking vantage point that overlooks the sprawling gardens below. We are informed by the owners there is a wide range of items and furniture available by separate negotiation. Please enquire further for full details.

## Outside

As you approach the grand three-story home, a picturesque foregarden unfolds before your eyes, a verdant expanse that beautifully sets the stage for the magnificent residence that stands proudly. Nestled discreetly along the side of the

stately property, a secure side "servants entrance" stands as a testament to both historical legacy and modern practicality.

Within the property's enchanting rear boundaries lies a generous quarter-acre plot, a canvas of natural splendor that unfolds with an abundance of herbaceous gardens. As you wander through this verdant paradise, you're greeted by an array of herbaceous borders, mature planting and delicate blossoms. A garden perfectly fit for any family. An inviting entertaining patio leads off the property; The patio is adorned with tastefully arranged seating, where friends and family can come together to savor the beauty of the gardens. Situated central to the garden is a tasteful seating patio with panoramic views over the enchanting outside space. At the rear of the plot stands the "Dog House"; a timber framed entertainment zone with a designed bar area, where libations flow freely and laughter finds a natural home. Settling into the cozy seating area you're met with a vista of the sprawling gardens. As daylight turns to dusk and the stars emerge, the "Dog House" transforms into a magical alcove. Soft lighting casts a warm, inviting glow, creating an atmosphere of intimacy and enchantment. The Dog House will be a negotiable part of the sale.

Tucked within the property's boundary, the garage boasts not one, but three expansive compartments, each secured with the ease of electric up-and-over doors. At the forefront of this garage, a dedicated parking space awaits, providing a convenient area for vehicle access. This designated area ensures that vehicles can be seamlessly parked. Situated to the side elevation is a right-of-way access to provide a discreet passage to the garage.



























First Floor



FP

**Bedroom 4**  
3.93m x 4.10m  
(12'11" x 13'5")

**Bedroom 1**  
5.50m (18'1") max  
x 4.33m (14'3")

**Bedroom 2**  
3.24m x 4.30m  
(10'8" x 14'1")

**Shower Room**  
2.54m x 2.17m  
(8'4" x 7'1")

**Shower Room**  
1.54m x 2.92m  
(5'1" x 9'7")

**Dressing Room**  
1.80m x 2.60m  
(5'11" x 8'6")

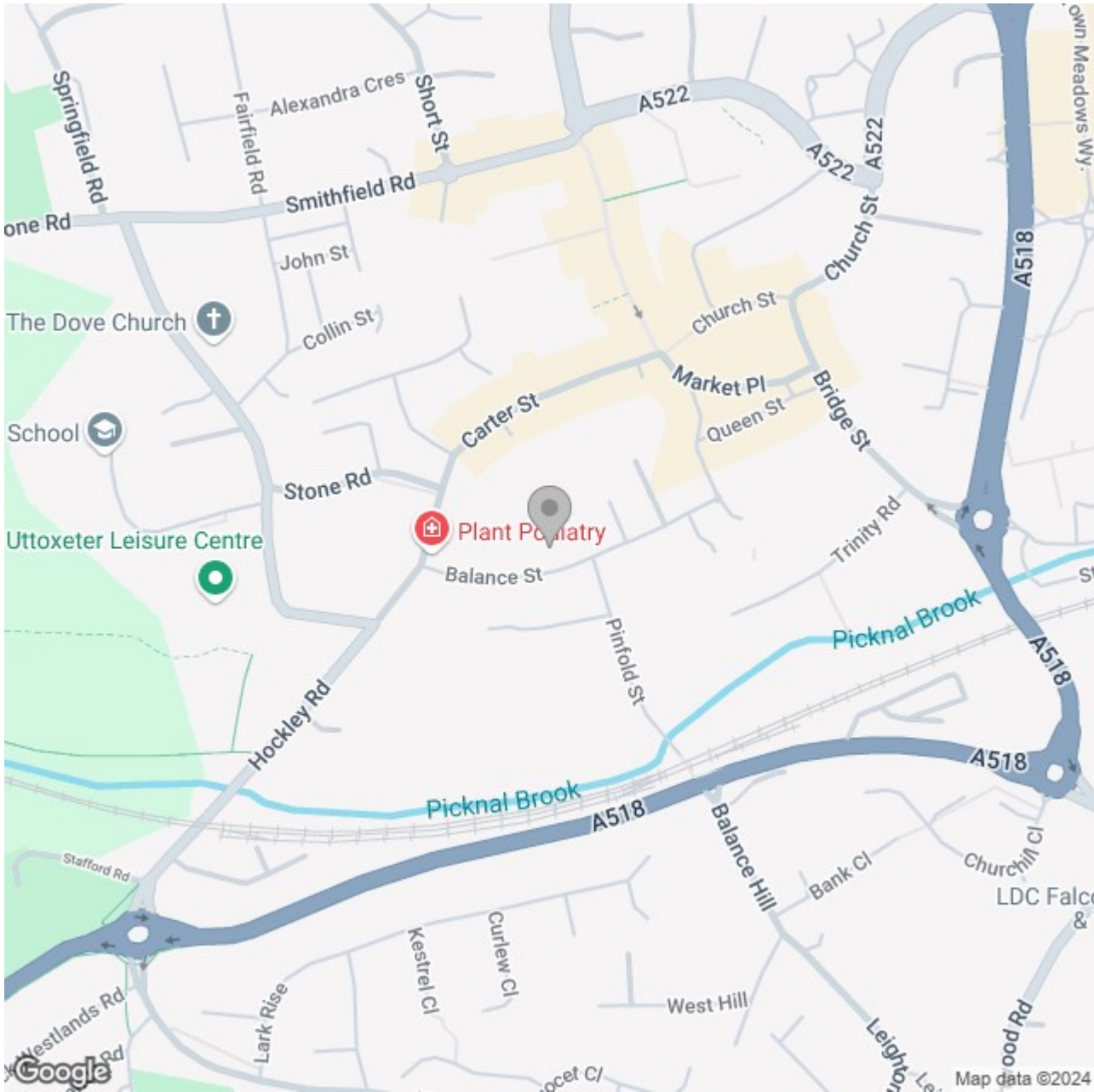
Landing

**Bedroom 3**  
3.65m x 4.69m  
(12' x 16'1")

FP

**Shower Room**  
2.69m x 3.62m  
(9'6" x 11'11")





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	