





A superbly appointed, individually designed and constructed detached executive residence in a sought-after, secluded location in the popular village of Alton.

The property offers spacious accommodation maintained to a high standard. Built to an individual design, it provides excellent family living spaces. An internal inspection reveals a wide reception hall, a superb sitting room with oak flooring, a feature fireplace with a multi-fuel burner, and French doors to the rear garden. The kitchen has been fully renovated, creating a high-specification open-plan entertaining and dining space.

The galleried landing provides access to the principal bedroom with fitted wardrobes and a refitted en-suite shower room. There are three additional bedrooms and a large family bathroom.

Outside, the property boasts a landscaped private lawned garden with well-stocked flowering beds and borders, an ornamental pond, and a large patio area. A double garage and parking for up to five vehicles are well-screened by a large conifer hedge.



Location

Alton boasts a wide and varied range of enviable local facilities and is within easy reach of Uttoxeter and the A50, linking to the motorway networks of the M1 and M6.

Reception Hall

With stairs to the first floor, decorative coving, understairs storage cupboard and radiator. Doors lead to:

Living/Dining Kitchen

The hub of the home is undoubtedly the meticulously upgraded and remodeled open-plan kitchen, designed for those who love to dine and entertain. This bespoke, high-end kitchen boasts stunning quartz worktops with elegant drop edges and smooth curved corners, adding a touch of luxury to the space. The kitchen features a practical and stylish breakfast bar, complemented by feature downlighting that enhances the ambiance. A wide range of integrated appliances, including a wine cooler and a sunken sink unit with drainer. At the heart of the kitchen is a focal Rangemaster Nexus SE (available by separate negotiation) with a matching Rangemaster extractor fan. The kitchen seamlessly flows into the sitting area, where oak-edged internal windows add a distinctive charm. This space is beautifully lit by natural light streaming through bay double-glazed French doors, which open centrally to reveal a landscaped rear garden, creating an ideal setting for relaxation and social gatherings. Throughout the entirety of these areas is underfloor heating, installed in 2022.



Utility Room

With tiled flooring, radiator, stainless steel sink unit, base cupboard, cloaks cupboard, drawer unit, boiler, wall mounted cupboards.

Study/Gym Area

With tiled flooring, door to rear, decorative spotlighting, radiator.







Shower Room

With walk-in shower with glazed door, tiled surrounds, enclosed W.C., vanity wash hand basin, heated chrome towel rail and door to rear.

Lounge

With a focal point feature fireplace with multi-fuel Clearview stove, engineered oak flooring throughout, slate hearth and oak mantle, decorative coving, double radiator and French doors to rear garden.

Galleried Landing

With a central heating radiator, airing cupboard, doors lead to:

Bedroom One

With decorative coving, central heating radiator. Door leading to:

En-suite

Featuring a refitted suite, including a low-level w.c., pedestal wash hand basin, shower cubicle, tiled surrounds, heated chrome towel rail, decorative spotlighting and full tiling.

Bedroom Two

With central heating radiator, built-in wardrobe and decorative coving.

Bedroom Three

With a built-in wardrobes and central heating radiator.

Bedroom Four

With central heating radiator.

Family Bathroom

With a low-level w.c., pedestal wash hand basin, panel bath with shower over, glazed side screen, full tiling and decorative coving.

Garden Room

Included in the sale is a delightful Amdega cedarwood summerhouse, which benefits from a power supply and could potentially be used as a home office. the room offers wonderful views of the landscaped gardens.

Outside & Garage

To the front, there is ample off-road parking for up to five vehicles leading to the double garage. The garage has power, lighting and an electrically operated up-and-over door.

To the rear, the very attractive garden has been carefully landscaped with a flagstone patio, lawns, decorative flowering beds, borders, an ornamental pond with a waterfall, and a concealed area with a timber garden shed and log store.













Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 66 | |
| (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 | |









