



Woodgate House
Wood Lane | Uttoxeter | Staffordshire | ST14 8JR

WOODGATE HOUSE

Woodgate House is a character driven family residence situated over 3 floors and positioned near Uttoxeter racecourse and in easy reach of the town centre. The accommodation includes 5 bedrooms, 3 bathrooms and 2 receptions with each room having an abundance of character features and traditional styling and design. There is off road parking to the front for numerous vehicles and in summary an ideal family home in a popular location.



GROUND FLOOR

On entering Woodgate house you start to appreciate the character and traditional aspects of this lovely home. The entrance hall with its high ceilings and impressive staircase are complimented by the neutral décor and styling. As well as being spacious and continuing through to the rear garden via the French Doors the entrance hall leads to the main reception room and kitchen/breakfast room by separate doorways. The main reception room is a perfect example of the period, with its high ceilings exposed wooden flooring and the open fireplace being the focal point of the room, ideal for those cold winter nights. This then leads through to the dining room which is equally impressive with its neutral décor and natural light, via its double aspect sash windows and complimented with its high ceilings and exposed wooden flooring. The kitchen/breakfast room is very much in keeping with the rest of the house with its farmhouse style design and the aga at its centre but complimented by the Belfast sink and wooden aspects maintaining the traditional ambiance. This is a lovely room to sit down at the kitchen table for an informal chat with family or friends. There is also a separate utility room for all the noisy items as well as a separate downstairs cloakroom to complete the downstairs accommodation.





SELLER INSIGHT

“Rurally situated in the sought-after Wood Lane area southeast of central Uttoxeter, this attractive semi-detached, bay-fronted period home, built in 1812, sits within a sizable plot featuring delightful gardens and a private driveway providing parking for several vehicles. Lovingly restored by the current owners to preserve many of its original features, it has been brought up to date to offer a modern home with great charm and character. Laid out over four floors plus a small cellar, the property comprises five bedrooms, including four generous doubles, one with an en suite and dressing room, and a twin. Originally a large country residence believed to be part of a local estate, the house was divided into two dwellings in the 1960s. ‘The property is in a fabulous location, nestled on a quiet country lane near Uttoxeter Racecourse in a peaceful woodland area with a few neighbouring properties collectively known as “Woodgate.” It offers space, privacy, and peace, along with great convenience for schools, amenities, and transport links.’ The centre of Uttoxeter is quick and easy to reach, with links to the A50 and its M1 and M6 connections. The railway station and several supermarkets are just a 15-minute walk away, and the area is well served by state and independent schools – nearby private schools include Abbotsholme School, Denstone College, and Repton School. ‘Woodgate House feels reassuring as soon as you step inside. The period features, high ceilings and the main wooden staircase are striking features which immediately give the sense of a home with great character.

‘We have loved the peaceful nature of the surroundings here, and the privacy we have enjoyed whilst still feeling part of a community. I have particularly loved the garden, and the easy access to country walks with the dog.’

‘The property is ideal for entertaining with the dining room accommodating large dinner parties.’

‘The banisters look fabulous adorned with Christmas lights and swags of holly and ivy.’

‘The rear garden features a private courtyard with shrubs, ferns, window boxes, and a wildlife pond. The front has a crescent lawn, and well-stocked borders. We have counted thirty-eight different species of birds in the garden.’

‘Some of the joys of living here include watching the moon rise over the tree line from the garden, enjoying the pink and blue sunsets from the kitchen window, and taking in vistas of meadow and woodland from the bay window seat.’**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











FIRST FLOOR

The first floor offers versatile accommodation with 2 double bedrooms each very individual with the master having its own en-suite and having a walk-through wardrobe while bedroom 2 having a wonderful bay window overlooking the front garden. Each is spacious and light and complimented by the family bathroom which offers a shower as well the bath. .









SECOND FLOOR

. The second floor has a further 3 double bedrooms, one of which is currently used as an office and perfect for homeworkers. There is a separate shower room to complete the accommodation. .





OUTSIDE

The rear is a courtyard garden and landscaped with a seating area and ideal for entertaining. The front garden has an enclosed lawned area surrounded by mature shrubs and earth dug borders and the driveway offers off road parking for numerous vehicles.

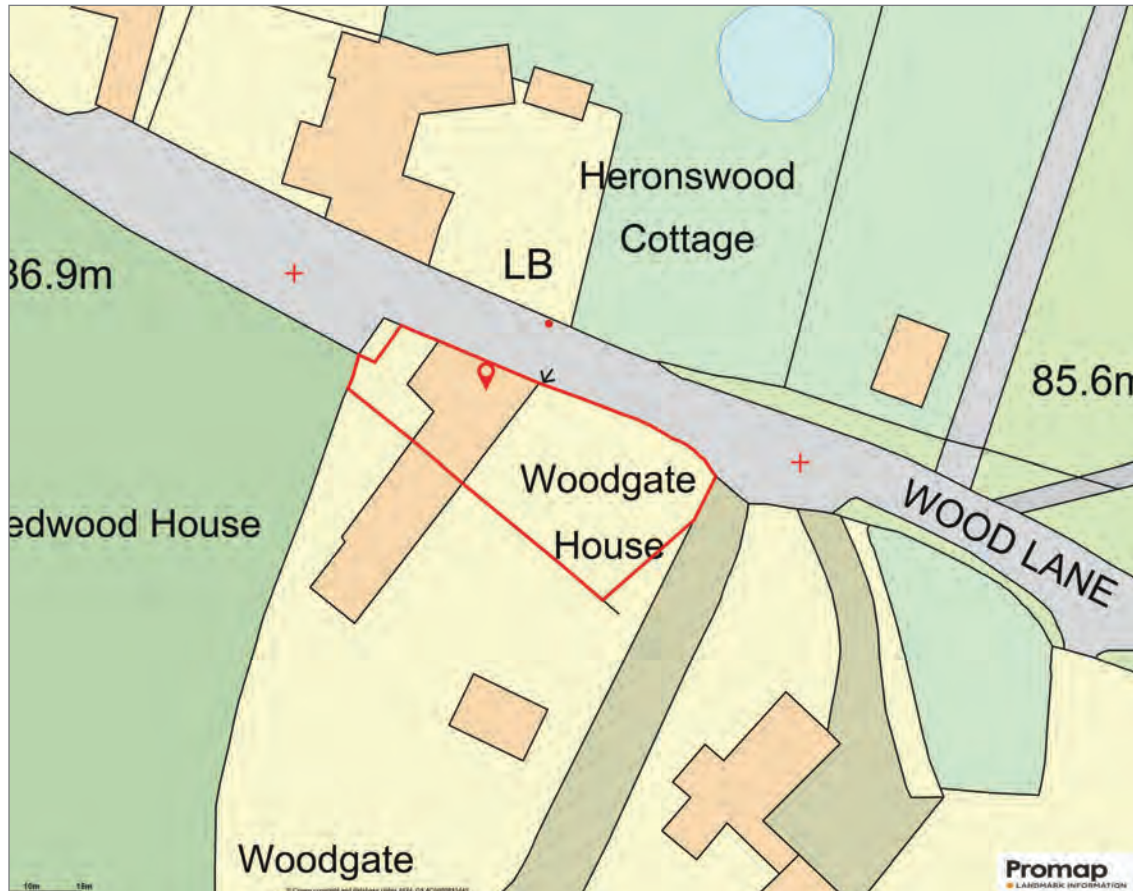




LOCATION

Woodgate House is situated close to Uttoxeter racecourse and in easy reach of the town centre of Uttoxeter. The nearest railway stations are Uttoxeter offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area including Denstone Private School.





INFORMATION

Services, Utilities

Mains Gas and Cess Pool

Mobile Phone Coverage – 4G/5G. We advise you check with your provider.

Broadband Availability – Ultrafast Broadband with speeds up to 1000Mbps Download and 220Mbps Upload.

Tenure – Freehold

Local Authority: Staffordshire County Council & East Staffordshire Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

Opening Hours:

Monday to Friday - 8.00 am – 8pm

Saturday - 9.00 am - 4.30pm

Sunday - 9.00am - 4pm

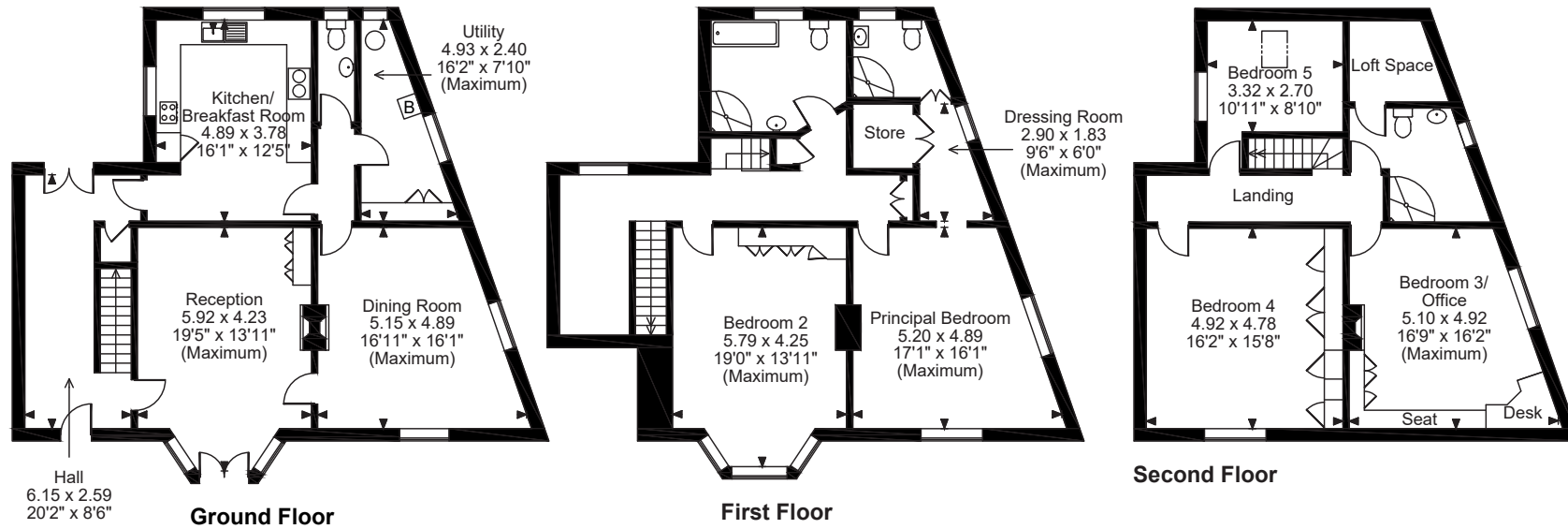
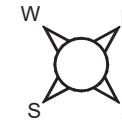
Guide price £ 600,000

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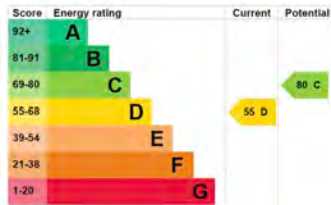
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Woodgate House Wood Lane, Uttoxeter
Approximate Gross Internal Area
2783 Sq Ft/259 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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