



Enville House, 38 Balance Street, Uttoxeter, ST14 8JE

 Parker  
Hall

A most impressive Grade II Listed Georgian residence set on the outskirts of the market town of Uttoxeter, benefitting from extensive accommodation including six double bedrooms, a wealth of original features and stunning rear gardens. Having been sympathetically restored over the years, Enville House presents a shining example of an elegant Georgian home, showcasing character features including original flagstone flooring, oak floorboards, intricate plasterwork, character doors, exposed beams and a stunning staircase to name but a few. The extensive accommodation is laid over three floors plus a lower ground floor cellar

and is complemented by beautifully tended mature gardens which again extend to a generous size and include a triple garage providing parking for three vehicles to the rear of the property.

The interiors comprise briefly stunning reception hall, drawing room, dining room, sitting room/study, dining kitchen with pantry, utility, rear hall and cloakroom to the ground floor, with steps leading down to the cellar which comprises two generous storage rooms. To the first floor, four double bedrooms benefit from the use of a dressing room, family bathroom and two shower rooms

and the second floor is home to two additional double bedrooms and two attic rooms which are currently used as a gym and games room. Enville House benefits from mains gas central heating.

Well situated for local amenities, the character town centre of Uttoxeter is located within walking distance from Enville House and is home to a superb range of facilities including shops, pubs cafes and restaurants as well as the Uttoxeter Leisure Centre and famous Racecourse. The property lies within the school catchment area for Oldfield's Middle and Thomas Alleyne's High School, and there

are a range of independent schools including Smallwood Manor and Denstone College also nearby. Public transport links within Uttoxeter include a regular public bus route and a train station located within Uttoxeter. The area is well served by the A50, A38 and M6 Toll providing swift access to East Midlands and Birmingham International Airports as well as towns and cities including Stoke on Trent, Birmingham and Derby. The town is also ideally placed for the access to the beautiful surrounding countryside with pursuits including walking, cycling and equestrian activities.



- Elegant Georgian Residence
- Grade II Listed & Wealth of Original Features
- Stunning Reception Hall
- Three Reception Rooms
- Dining Kitchen with Pantry
- Rear Hall, Utility & Cloakroom
- Six Double Bedrooms
- Three Bathrooms & Dressing Room
- Two Attic Rooms (Gym/Games Room)
- Extensive Landscaped Gardens
- Triple Garage providing Parking
- Walking Distance to Town Centre

A gated and central pathway provides a regal approach to this character family home, where the front door opens into:

**Reception Hall** 4.9 x 4.3m (approx 16'2 x 14'1)  
A spacious reception to this stunning home, having original oak floor boards, a window to the front and stone flooring extending into the rear aspect where there is flagstone flooring and a door giving access to the rear gardens. An original Georgian staircase rises to the first floor accommodation and doors open into:

**Dining Room** 5.5 x 4.2m (approx 18'1 x 13'7)  
A stunning entertaining space having window to the front with panel shutters, oak floor boards and an open fireplace set to carved mantelpiece. Double doors open into:

**Drawing Room** 7.8 x 4.2m (approx 25'5 x 13'7)  
A most impressive reception room having bay window to the rear with garden views, fireplace housing a wood burning stove set to carved mantle and doors into the **Reception Hall** and:

**Store** 2.6 x 2.2m (approx 8'6 x 7'4)  
Having window to the rear aspect

**Sitting Room/Study** 5.7 x 3.0m (approx 18'6 x 9'11)  
An ideal home office or spacious second living room, having window to the rear

**Dining Kitchen** 4.9 x 4.3m (approx 16'1 x 14'1)  
The kitchen is fitted with a range of painted wall and base units with granite worktops over, housing double Belfast sink and integral appliances including oven, dishwasher and fridge. A recess houses an electric Aga which is as separate negotiation in the sale. There are windows to the front and rear aspects, tiled flooring and doors open to a useful **Pantry** housing additional fitted shelving and space for appliances, **Rear Hall** where there is fitted storage and a door out to the rear gardens, and into:

**Utility** 2.5 x 2.4m (approx 8'1 x 7'11)  
With fitted units housing storage a window to the front and a door out to a **Walled Courtyard** leading to the side aspect. A door opens to the **Boiler Room**, housing the wall mounted Worcester boiler and ample storage space

**Cloakroom**  
Fitted with wash basin and WC, having a window to the front aspect





The **First Floor Landing** has windows to the side, stairs continuing to the second floor and doors off to:

**Master Bedroom** 5.7 x 4.4m (approx 18'8 x 14'4)

A spacious principal bedroom having windows to the rear with stunning views over the gardens. The master bedroom benefits from use of a **Dressing Room** off the landing which is fitted with a range of hanging and storage space

**Bedroom Two** 4.1 x 4.0m (approx 13'7 x 13'1)

Another superb double bedroom having a window to the rear overlooking the gardens

**Shower Room**

Comprising wash basin, WC and corner shower, with tiled splash backs and a window to the rear

**Bedroom Three** 4.0 x 3.6m (approx 13'1 x 11'8)

With a window to the front aspect and Jack and Jill style access to:

**Family Bathroom** 3.6 x 2.9m (approx 11'11 x 9'6)

Also having a door off the main landing, the bathroom comprises a traditional suite having pedestal wash basin, WC, claw foot bathtub and double shower, with tiled flooring, tiled splash backs, a window to the front aspect and a chrome heated towel rail

**Bedroom Four** 4.0 x 3.3m (approx 13'3 x 10'10)

Having a window to the rear

**Shower Room**

Fitted with wash basin, WC and a walk in shower, with tiled splash backs and a window to the front

The **Second Floor Landing** has exposed beams and would be ideal for conversion into self contained accommodation if required. Doors open to:

**Bedroom Five** 4.2 x 3.9m (approx 13'8 x 12'10)

With a window to the front and fitted eaves storage

**Bedroom Six** 3.5 x 3.0m (approx 11'6 x 10'0)

A final double bedroom having window to the front and a fitted double wardrobe

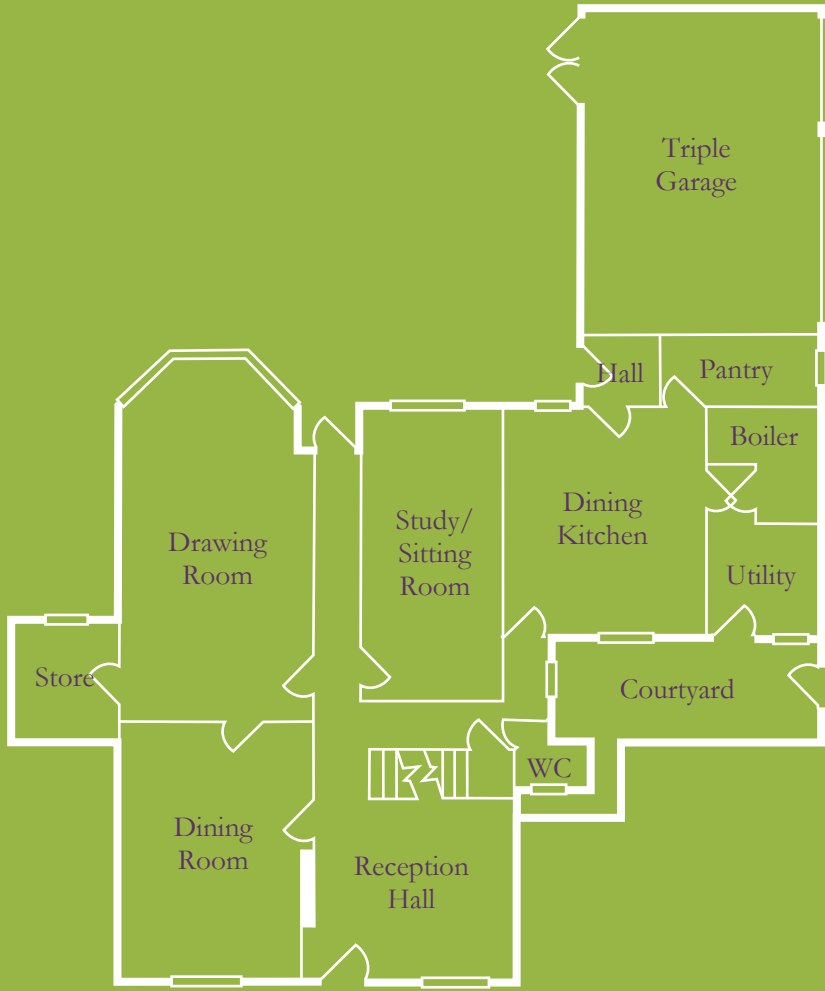
**Gym/Studio** 5.8 x 4.3m (approx 19'1 x 14'0)

Featuring vaulted ceilings with exposed beams. A door opens to:

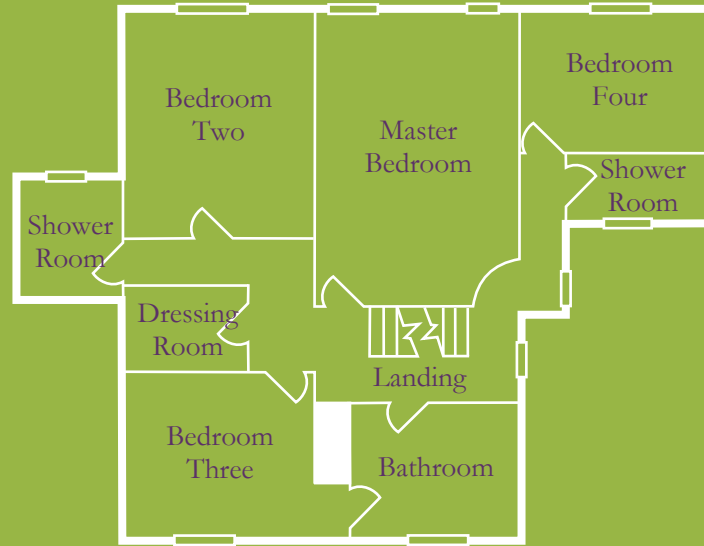
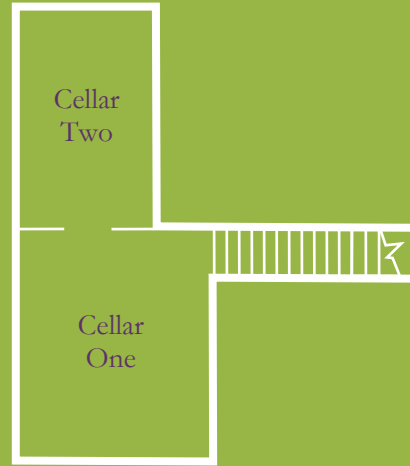
**Sitting Room** 5.0 x 4.2m (approx 16'6 x 13'8)

Ideal as an additional bedroom if required. Having window to the side and exposed beams





Ground Floor



First Floor



Second Floor





**Outside**

Enville House sits at an elevated position back from Balance Street beyond a character walled and iron fence frontage. A gate opens to a central pathway leading to the front door. To the side is access to the **Walled Courtyard** as well as:

**Triple Garage** 6.9 x 5.3m (approx 22'8 x 17'5)  
 With double and single entrance doors and further double door out to the rear gardens. the vendors of Enville House have a legal Right of Way for vehicular access to the garage

**Mature Gardens**

Established gardens extend to a generous size being laid to a paved walled patio leading onto extensive lawns. The gardens enjoy complete privacy with mature foliage to all sides

From the hallway a door opens to steps leading down to:

**Cellar One** 4.9 x 4.1m (approx 16'2 x 13'7)  
**Cellar Two** 4.7 x 2.9m (approx 15'5 x 9'7)



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.