



Minstead House, Uttoxeter Road, Kingstone, ST14 8QH

Set within the idyllic rural village of Kingstone is Minstead House, an executive detached family home benefiting from spacious and versatile family accommodation, six good sized bedrooms and open views to the rear. Having been extended and remodelled over time, Minstead House offers plenty of space and potential for any growing family and sits on a generous plot offering ample parking, a double garage and generous gardens. The interiors comprise central reception hall, study, dual aspect lounge, open plan dining kitchen, large conservatory, and cloakroom to the ground floor, with four bedrooms to the first floor and two further to the second. There is a family bathroom and master en suite servicing the bedrooms, along with a sitting area to the landing providing space to add a further bathroom if required. Outside, the property is setback from the road beyond established cottage garden. There is parking for a number of vehicles and gated access leads to the double garage. The rear garden overlooks an equestrian field and stunning views beyond.

Minstead House lies in the centre of the idyllic village of Kingstone, a rural community just minutes drive from local towns and commuter routes. This active family-friendly community is home to a village hall offering clubs and activities for all ages, a children's play area, a football pitch, tennis court and a Mugga court. The highly regarded Talbot First School lies in the village and feeds into Oldfields Middle School and Thomas Alleyne's High. Also in the village is the Shrewsbury Arms, a superb pub which serves an extensive menu and theme nights, with the nearby Blythe Inn also serving food and offering guests accommodation. The area is ideally placed for commuters, having the A50 and A30 within easy reach leading to the commercial centres of Nottingham, Stoke, Derby and Birmingham. Rail travel can be found in Uttoxeter, where there are a comprehensive array of amenities including supermarkets, a leisure centre and an idyllic market town centre.

- Executive Detached Family Home
- Desirable Rural Village Location
- Stunning Views To Rear
- Lounge, Conservatory & Study
- Open Plan Dining Kitchen with Pantry
- Utility, Cloakroom & Reception Hall
- Six Bedrooms | (Four Doubles)
- Master En Suite & Family Bathroom
- Double Garage & Ample Parking
- Beautifully Tended West Facing Gardens
- Oil Central Heating & Full Double Glazing
- Well Placed For Schools, Amenities & Commuter Routes

Reception Hall 4.65 x 3.65m (approx 15'3 x 12'0)
The front door opens to this central hallway, having a window to the front, staircase rising to the first floor with storage beneath and doors into:

Lounge 7.2 x 4.01m (approx 23' 7 x 13' 2)
A spacious dual aspect reception room having traditional Aga wood burning stove set to granite hearth, double doors opening to the **Conservatory** and a bay window with window seat to the front

Study 2.94 x 1.9m (approx 9' 8 x 6' 3)
Having window to the front

Open Plan Family Dining Kitchen 6.76 x 3.88m (approx 22' 2 x 12' 9)
The **Kitchen** is fitted with a range of oak wall and base units with granite worktops over, housing inset sink with side drainer and integral appliances including dishwasher, oven, combination microwave oven and electric hob. There is space for a fridge freezer and a useful **Walk In Pantry** provides further space for a fridge and storage. The Worcester oil fired boiler is also housed in here. From the **Dining Area**, double doors open into:

Conservatory 7.86 x 3.11m (approx 25' 9 x 10' 2)
Another generous living space having windows overlooking the gardens, double doors leading out to the patio and tiled flooring. There are units housing an inset sink with side drainer as well as face for both a washer and washing machine and tumble dryer

Cloakroom
Fitted with wash basin and WC





The stairs rise to the **First Floor Landing** where there is a spacious sitting area having a window overlooking the gardens and views beyond to the rear. This space provides opportunity to add an additional bathroom or larger en suite to the master. Doors opening into:

Master Bedroom 4.0 x 3.51m (approx 13' 1 x 11' 6)
A generous principal bedroom having window to the rear with open views and a range of a mirror fronted fitted wardrobes. Door into:

En Suite 1.96 x 1.67m (approx 6' 5 x 5' 5)
Comprising pedestal wash basin, WC and shower cubicle, with tiled splashbacks, an obscured window to the rear and a heated towel rail

Bedroom Two 4.0 x 2.73m (approx 13' 1 x 8' 11)
Another good sized double room having window to the front

Bedroom Three 2.98 x 2.89m (approx 9' 9 x 9' 6)
With a window to the rear overlooking open views

Bedroom Four 2.99 x 2.75m (approx 9' 10 x 9' 0)
With a window to the front aspect

Family Bathroom 2.67 x 1.69m (approx 8' 9 x 5' 3)
Fitted with pedestal wash basin, WC and bath tub with shower unit over, having an obscured window to the front, tiled splash backs and a heated towel rail. A door from the landing leads to the **Airing Cupboard**

Stairs rise to the **Second Floor Accommodation** where the landing has a skylight providing plenty of natural light, a fitted cupboard and doors into:

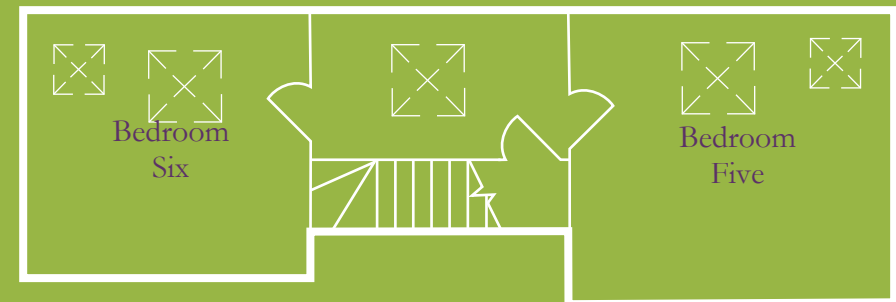
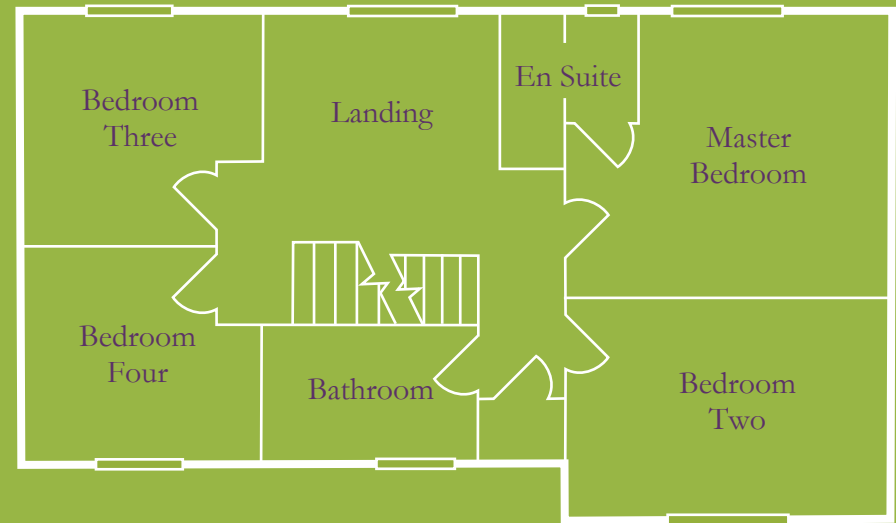
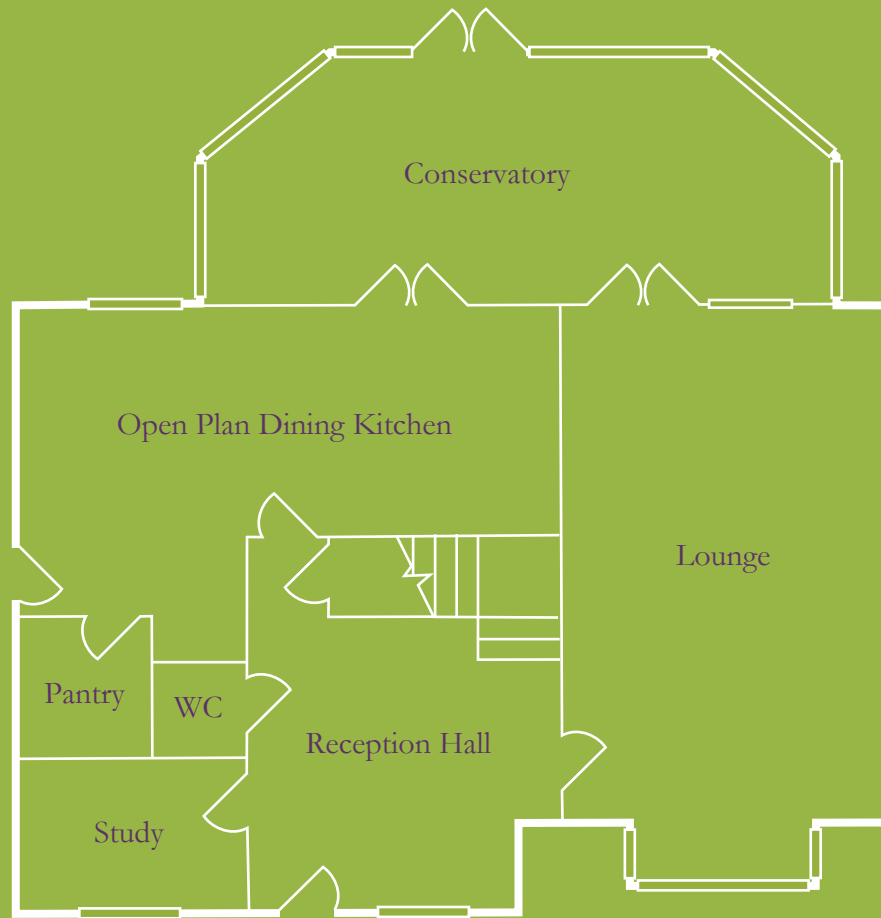
Bedroom Five 4.04 x 3.58m (approx 13' 3 x 11' 9)
A spacious double room having fitted eaves storage and skylights to the rear

Bedroom Six 3.51 x 3.26m (approx 11' 6 x 10' 8)
With skylights to the rear and eaves storage











Outside

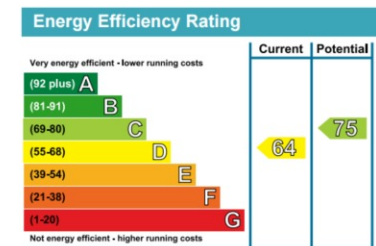
The property is set back from Uttoxeter Road beyond a generous frontage laid to an established cottage garden and a driveway providing parking for a number of vehicles. Gated access wide enough for vehicular use leads to the rear where an up and over door opens into:

Detached Double Garage 4.99 x 4.53m
(approx 16' 4 x 14' 11)

Having power, lighting, courtesy door into the garden and ample storage space to the eaves

West Facing Rear Garden

The beautifully tended garden enjoys much privacy and tranquillity and extends to a generous size. Included in the sale is a garden shed and there is an area ideal for use as a vegetable plot. There is exterior lighting and a water point and the rear enjoys a most picturesque outlook over an equestrian field and idyllic open countryside beyond. The greenhouse is available by separate negotiation



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.