

# Withington Lane

Church Leigh, Stoke-on-Trent, ST10 4SU

John   
German





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£575,000

**Attractive traditional detached cottage with much improved and extended accommodation, providing a generously sized and balanced family home occupying a delightful position enjoying far reaching views to the front.**



Situated on the edge of the popular village, internal inspection of this lovely home is strongly recommended to appreciate its room sizes and layout, flexibility, its standard and recent works done by the current owners plus its delightful plot that enjoys a good degree of privacy and fabulous far reaching views to the front.

The village provides a range of amenities including the thriving All Saints First School, village shop with small post office, public houses, recreational ground and the picturesque church. The village and towns of Tean, Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

A composite part double glazed entrance door opens to the enclosed porch which has a lovely timber and part leaded glazed door leading to the welcoming hall where doors open to the spacious ground floor accommodation and to the downstairs WC.

Positioned at the front of the cottage is the dining room which has a cast multi fuel burner set in the back to back chimney breast with the lounge, and a wide front facing window providing natural light and views. An arch leads to the lovely lounge which has two front facing windows providing light and views, plus the focal fireplace and stairs rising to the first floor.

A wide arch leads to the extremely pleasant garden room which has windows to three sides with shutters overlooking the gardens plus a part double glazed door opening to the patio.

The hugely impressive refitted breakfast kitchen has an extensive range of base and eye level units with work surface and breakfast bar plus an inset sink unit set below one of the two rear facing windows, a focal oil fired aga, integrated dishwasher and wine fridge. A door leads to the equally fitted utility room which has fitted worksurfaces with inset sink unit and plumbing for washing machine and a bank of units to one side including an integrated full height fridge and freezer plus doors to the outside and to the attached garage.

Also accessed from the kitchen is the breakfast room which provides further entertaining space with wide bi-folding doors opening to the rear patio.

Completing the well proportioned ground floor space is the study, presently used as a music room which has a front facing window.

To the first floor, the landing has doors leading to the four good sized bedrooms, three of which can accommodate a double bed, the rooms to the front enjoying stunning far reaching views over the surrounding countryside. The front facing master bedroom has the benefit of an en suite shower room which has a white three piece suite.

Completing the accommodation is the fitted family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower and folding glazed screen above plus useful storage cupboards.

Outside, the cottage is set in a delightful established plot enjoying a good degree of privacy with lawns to the front and side elevations having well stocked beds and borders containing a large variety of shrubs and plants plus fabulous far reaching views. Also to the side and extending to the rear of the cottage are paved patio areas and timber decking providing lovely entertaining areas enjoying the views, with space for a hot tub and a fabulous summer house which has insulation and power points.

The recently laid resin drive provides off road parking for several vehicles leading to the attached garage which has power and light plus a personal door to the rear.

**Note:** The property has the benefit of solar panels, the FITS tariff will transfer to the new owners.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** The property has an oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07032023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F



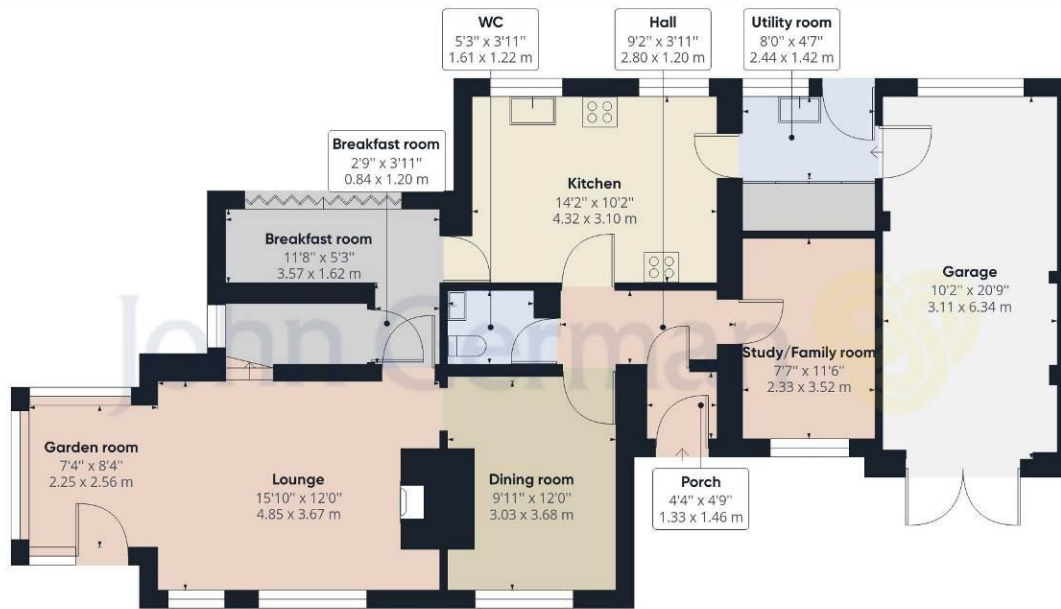










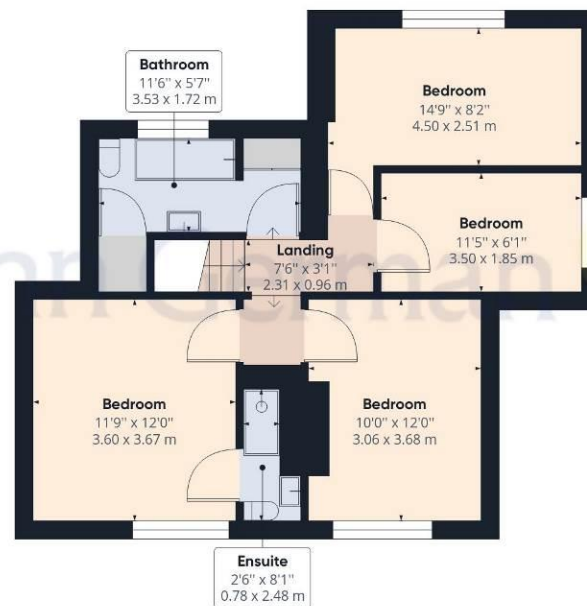


Ground Floor

Approximate total area<sup>(1)</sup>

1674.41 ft<sup>2</sup>

155.56 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



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