

Hazles Cross Road

Kingsley, Stoke-on-Trent, ST10 2AY

John 
German







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£550,000

Extremely handsome Victorian home providing well proportioned family sized accommodation retaining a wealth of character and features with an adaptable detached two storey outbuilding, occupying a delightful plot extending to approx. 0.59 acre in total.

Inspection and consideration of this absolutely lovely period home is highly recommended to appreciate its room dimensions, retained character and features, and its lovely established plot enjoying a good degree of privacy and some stunning far reaching views. An additional selling point of the home is the adjacent brick built two storey outbuilding providing scope for a home office, ancillary accommodation for a dependant relative or for a holiday let/Airbnb (subject to obtaining the necessary planning permissions).

The wonderful plot extends to approx. 0.59 acre in total comprising lawns, vegetable gardens, wildlife area and several seating areas positioned to take advantage of the sun and views. Occupying a slightly elevated position in this popular village within walking distance of its amenities including the first school, village hall with post office, a small shop and a church. The nearby A52 provides easy access to the surrounding towns of Ashbourne, Cheadle, Leek and Uttoxeter plus the cities of Derby and Stoke on Trent. The Caudon canal is also nearby providing towpath walks and access to Hetty's tea shop found in Froghall.

Accommodation - A solid timber door opens to the welcoming reception hall having a wide staircase rising to the first floor plus doors leading to the spacious ground floor accommodation.

To the right is the well proportioned living room which has a uPVC double glazed sash window to the front and a focal chimney breast with a log burner set on a quarry tiled hearth in a feature timber surround.

On the opposite side of the hall is the equally proportioned dining/sitting room which also has a uPVC sash window to the front and a focal open fireplace with a hearth and feature period surround.

Across the rear of the home is the spacious open plan dining kitchen having a lovely Minton tiled floor and dual aspect windows providing an abundance of natural light. A range of base units have fitted work surfaces incorporating a sink unit set below one of the rear facing windows, space for a range stove with extractor hood over plus space for further appliances. Doors lead to the useful cellar and to the side porch that provides direct access to the wildlife garden. A further door leads to the boot room having a quarry tiled floor, butler sink and drainer plus a door to the side courtyard garden. Further doors lead to the built in storage cupboard/pantry and to the downstairs shower/wet room.

To the first floor the impressive split level landing has a front facing window providing natural light and a pleasant outlook. Doors leading to the three good sized bedrooms each able to easily accommodate a double bed and furniture, all with far reaching views and two have focal fireplaces.

Completing the accommodation is the large family bathroom that has a feature exposed original timber floor, dual aspect windows and a white suite incorporating a roll top bath and claw bath.

Outside - To one side of the residence is a private enclosed courtyard garden with a patio and borders plus a covered well and gates lead to the front and rear gardens. Also positioned here is the extremely adaptable two storey brick built outbuilding that is presently used as a handy workshop/store to the ground floor. The floor above has direct access to the rear garden and currently has two rooms and a wet room.

To the rear is a truly delightful garden that is mainly laid to lawn with paved patio and seating areas that are perfectly placed to sit and enjoy the sunshine in different parts of the day. There is a circular pond, well stocked beds and borders plus mature trees, all enclosed by established hedges enjoying privacy and some magnificent views. On the opposite side is an additional seating area and a designated wildlife garden, perfect for your morning coffee.

To the front is a further sizeable garden laid mainly to lawn with well stocked borders and established hedges to all sides, vegetables plots and a soft fruit garden. There is also a brick based greenhouse and a further seating area.

A right of access leads to a private driveway providing ample off road parking for numerous vehicles.

what3words: emerald.grounding.soap

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

Services: Mains water, drainage, electricity and gas 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

Our Ref: JGA/30052023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D













Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 2277.38 ft²
 211.58 m²

Reduced headroom
 7.08 ft²
 0.66 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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





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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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