

# Withington Lane

Leigh, Stoke-on-Trent, ST10 4SU

John   
German









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Offers over £650,000

Truly stunning detached country home with sympathetically extended family sized accommodation enjoying fabulous far reaching views and privacy, occupying a plot extending to approximately 0.44 acre in total.

Internal inspection of this individual traditional style residence is imperative to appreciate the amount of work and thought invested into the home by its current owners, its superior standard throughout, the layout including a magnificent living and dining kitchen with bi-fold doors, room dimensions on both floors and its delightful plot that extends to approximately 0.44 acre in total that enjoys privacy and stunning far reaching views over surrounding countryside.

Situated on the edge of Church Leigh within walking distance to its range of amenities including All Saints First School, village shop and post office, The Star and Farmers Arms public houses, recreational ground, village hall and the picturesque All Saints Church. The towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - To the rear of the home a double glazed entrance door opens to the welcoming and light hall providing an impressive introduction to this wonderful home, setting the standard of the entire property.

The hugely impressive open plan living and dining kitchen, with natural slate tiles throughout, extends to the full depth of the home having a range of stylish base and eye level units with timber tops and inset sink unit set below the front facing window enjoying a distant outlook. There are integrated appliances plus an Everhot range stove with an extractor over. The seating area has a contemporary log burner and dual aspect bi-fold doors provide an abundance of light and give direct access to the garden.

The lounge has wood flooring and dual aspect windows including a wide side facing bay and a focal central chimney breast with a log burner set in an exposed brick fireplace. There are also French doors into the garden room.

Another stunning feature of the ground floor living space is the wonderful garden room that is positioned to the front taking in those far reaching views from its triple aspect windows incorporating bi-fold doors that give direct access to the patio and front garden.

Completing the ground floor accommodation, just inside the main entrance is a superior wet room which incorporates a drench and handheld shower, ideal for washing dirty dogs. There is also a fitted utility / laundry room.

The spacious first floor landing provides plenty of room for a study or reading area having a rear facing window providing light and views. Doors open to the four double bedrooms all enjoying far reaching countryside views with the rear facing master having the benefit of dual aspect windows and a luxury en suite bathroom with a white contemporary suite incorporating a standalone bath with half tiled walls.

Finally there is a superior family bathroom having a white contemporary suite including a panelled bath with a mixer shower over and tiled splash backs.

Outside - The property sits on a delightful plot extending to approximately 0.44 of an acre in total enjoying a high degree of privacy and fabulous far reaching views over the adjoining fields and countryside. It is predominantly laid to lawn to three elevations with surrounding well stocked borders plus patio areas to the front and rear, ideally placed to take advantage of the sun. Additionally there is a useful timber constructed two bay stable/shed.

Timber double gates lead to the tarmac driveway which provides off road parking for numerous vehicles.

**Please note:** The property and garden are on two separate Titles.

**what3words:** connects.ecologist.lifelong

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

**Services:** Oil fired central heating. Septic tank drainage. Mains water 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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/19122023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC











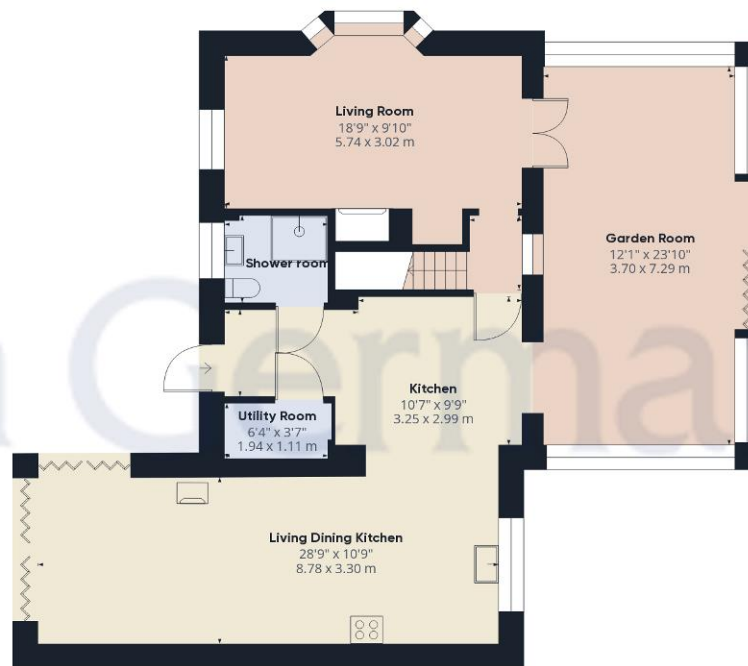




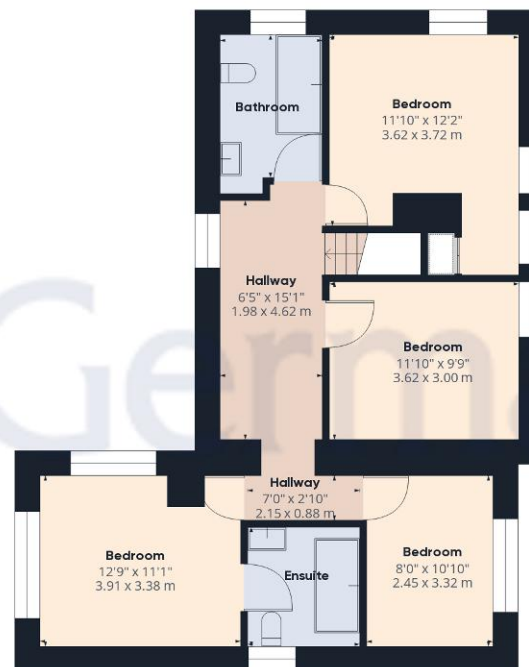








Ground Floor



Floor 1

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

1860.13 ft<sup>2</sup>

172.81 m<sup>2</sup>

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             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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