

# Cheadle Road

Oakamoor, Stoke-on-Trent, ST10 3AN

John   
German






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£585,000



Impressive three bedroom detached property occupying a plot of approximately 0.34 acre in a prime location in the popular village of Oakamoor.

Situated in the picturesque countryside and formerly part of the Lightoaks estate, West Lodge is a beautifully presented three-bedroom detached property with character and charm throughout, set in a prime location in the popular village of Oakamoor. Built around 1880, the property sits on a generous plot of approximately 0.34 acres, offering ample space and stunning views of the surrounding countryside. The property boasts a master bedroom complete with a dressing area and ensuite, and two further bedrooms, making this home ideal for those seeking a peaceful countryside lifestyle.

The interior of West Lodge is thoughtfully designed, featuring two spacious reception rooms that provide versatile living spaces. The private front and rear gardens are meticulously maintained, creating beautiful outdoor spaces to relax or entertain. Whether you are drawn by the charm of character features or the appeal of a large plot, West Lodge offers an exceptional opportunity to a discerning purchaser.

Entering the property into the reception hallway, it has a useful built in storage cupboard with doors off to the kitchen, guest cloakroom and utility room. The guest cloakroom has a pedestal wash hand basin with hot and cold taps and a low-level WC.

Moving into the utility room, there are two Belfast sinks with hot and cold taps, appliance space and plumbing for a washing machine and further free standing space for other white goods, wall mounted Vaillant boiler, wooden door to rear garden and internal door into the double garage.

The kitchen is thoughtfully designed with ample preparation surfaces, featuring an inset 1 ½ stainless steel sink with an adjacent drainer and a sleek chrome mixer tap. It is well-appointed with a range of cupboards and drawers below, providing plenty of storage space. There is appliance space and plumbing for a dishwasher, along with a double Beko oven and grill, a four-ring electric hob, and an extractor fan. Complementary wall-mounted cupboards add to the storage options, while additional space is available for further white goods. The wooden windows at the front offer stunning views.

The dining room includes a brick-built fireplace with a newly fitted Dunsley Advance 400 multi-fuel burner, adding both warmth and character. Original windows at the rear let in natural light. There are doors to a handy understairs storage cupboard and the inner hallway, providing easy access to other parts of the house.

The inner hallway has a door to rear garden, a staircase to first floor and doors off to dining room and sitting room.

Upon entering the triple-aspect sitting room, you'll immediately appreciate the stunning countryside views visible from the front. A cast iron open fire serves as the room's focal point, adding a touch of charm and warmth, as well as an original window overlooking the rear garden.

Moving up to the first floor landing, there are doors off to the bedrooms, family bathroom and storage cupboard.

The principal bedroom offers dual-aspect views, showcasing the stunning elevated scenery of the surrounding rolling countryside from the front. An archway leads into a dressing area, which features built-in cupboards and wardrobes, complemented by roof windows at the front and rear. A door from the dressing area opens into the ensuite. The ensuite includes a pedestal wash basin with taps, a low-level WC, a bidet and a shower unit with an electric shower. Additionally, a cupboard houses the pressurized hot water cylinder, and a roof window to the side brings in natural light.

The second bedroom is a double, with the third bedroom being a good sized single, with loft hatch access.

Entering the bathroom, you'll find a white suite that includes a pedestal wash hand basin with hot and cold taps, a low-level WC, and a bath with matching taps. The shower unit features a chrome mains shower with a rainfall head. There are also the original floorboards and windows, which retain the room's historic charm and decorative wooden paneling.

A big selling feature of the property is the double integral garage, which has twin up and over doors, power and lighting.

Outside to the rear is a beautifully presented private garden, mainly laid to lawn with well-established herbaceous and flowering borders. A patio seating area and additional planting beds enhance the garden's appeal. At the front of the property, a large garden and gravel driveway provide ample off-street parking for multiple vehicles. The front garden is also mainly laid to lawn and offers stunning views of the surrounding area. The property features two separate driveways, providing the potential for further development of the property/plot, subject to any required permissions.

Please note: The eastern and southeastern boundary are un-fenced and approx. position marked by pegs on site.

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

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band F

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

[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/12062024

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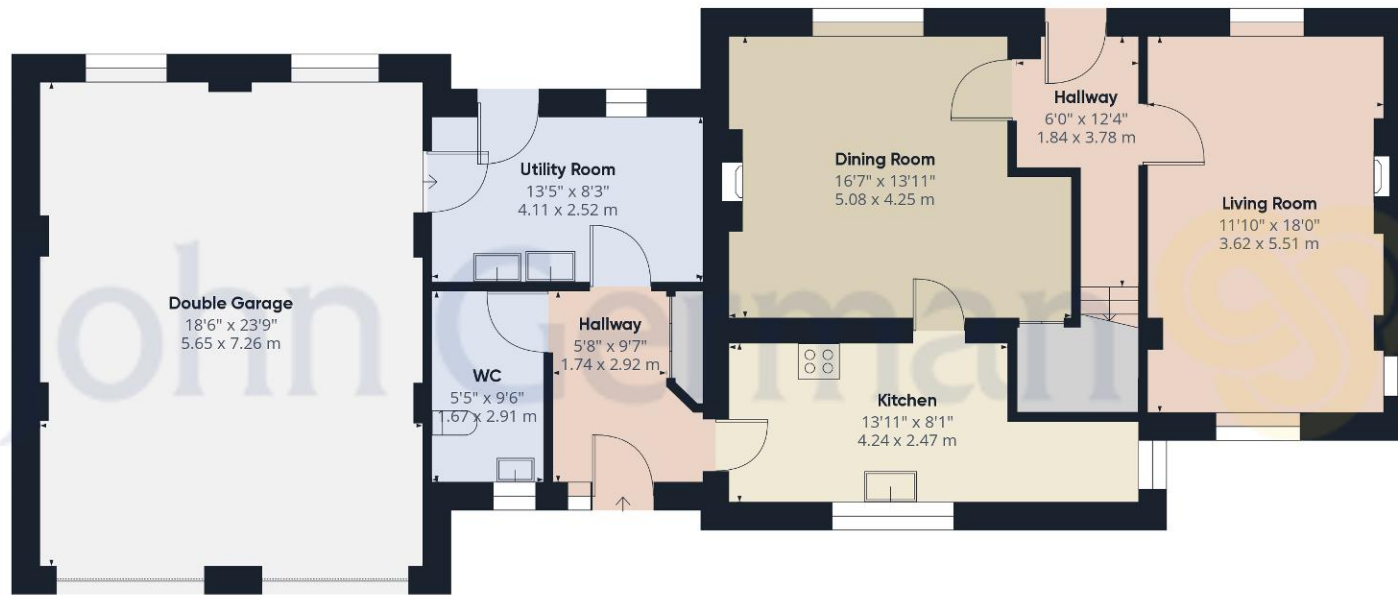




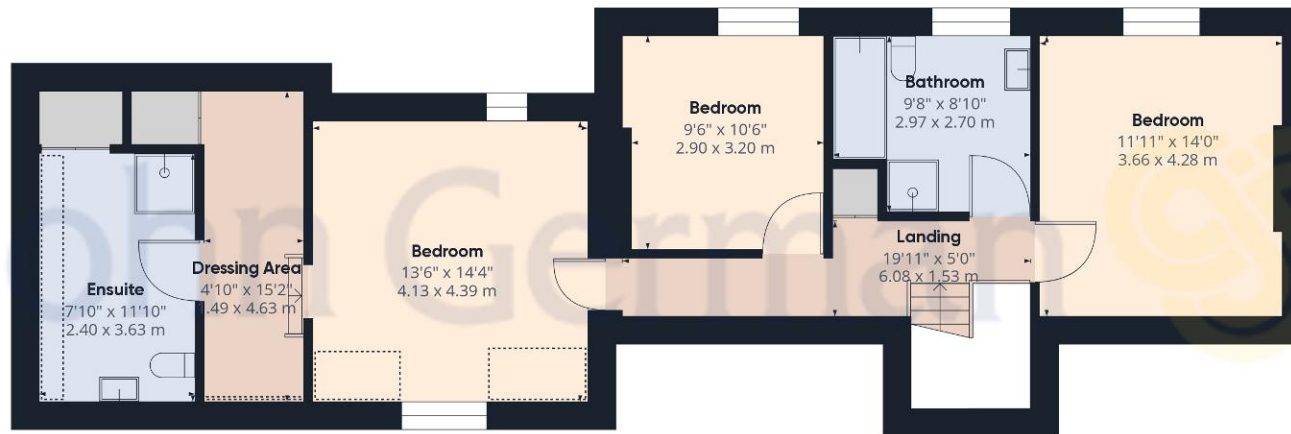








Ground Floor



Floor 1


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

2168.23 ft<sup>2</sup>  
201.44 m<sup>2</sup>

**Reduced headroom**

37.44 ft<sup>2</sup>  
3.48 m<sup>2</sup>

(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.

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### Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

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