

# Gallows Green

Alton, Stoke-on-Trent, ST10 4BN

John   
German





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£650,000

NO CHAIN

An exquisite three-bedroom detached cottage set within a picturesque village, beautifully appointed with high-end finishes that create a refined yet welcoming atmosphere. Rich in original character features, this exceptional home offers a tranquil retreat ideal for families and couples.

Located in a picturesque village setting, surrounded by local amenities, green spaces, and serene walking routes, this property is ideal for families and couples alike looking for a tranquil retreat.

Entrance to the property is via the entrance lobby with tiled flooring, vertical radiator and oak latch doors leading into the utility room and inner hallway. The heart of this home is undoubtedly its kitchen, which provides ample space for soft furnishings and a breakfast table. The kitchen area is fitted with an extensive range of high-quality units with granite worksurfaces as well as a matching island which incorporates a breakfast bar and inset sink with mixer tap and an integrated dishwasher, there is space for a range cooker with extractor hood over and an American style fridge freezer. This exceptional light and bright space has underfloor heating and bifold doors providing stunning views of the garden and access out onto the rear patio and the ceiling features exposed oak beams and Velux skylights. The utility room is an unusually generous space with an extensive range of kitchen units with melamine finished worktops and an inset one and a half bowl sink unit. There is plenty of space for appliances and hanging space for coats. Moving through the property into the spacious inner hallway with beamed ceilings, window to the front, oak latch door into the main reception rooms, archway to a useful study area and stairs rising to the first floor with a half landing providing access to the shower room. The luxury shower room is fully tiled and fitted with a wall mounted wash basin, low flush WC and a large walk-in shower, chrome heated towel rail, underfloor heating and window to the rear. The cosy dining room sits on the opposite side of the hallway and features exposed beams and a feature stone fireplace with a log burning stove, there is a window to the rear, an oak latch door into the living room, full height windows and a fully glazed door that opens into the conservatory.

The conservatory is a lovely room that can be used year-round with wrap around views of the garden, low stone dressed walls, glass roof with fitted blinds, ceiling fan lights, power and electric heating. The living room is generously proportioned with windows and French doors providing views of the garden a window to the rear, beamed ceiling an exposed original stone feature wall and an elegant fireplace with another log burning stove.

On the first floor stairs lead to a landing with a window to the front and latch doors leading off to the bedrooms.

The large master bedroom enjoys double aspect windows and exposed beams as well as fitted wardrobes. The ensuite bathroom is fully tiled and fitted with a luxury three-piece suite featuring a stunning claw foot roll top bath, pedestal washbasin, low flush WC window to the front, period style tile radiator. Bedroom two has fitted wardrobes and a window overlooking the rear garden and bedroom three also overlooks the garden.

Outside the property is enclosed by mature hedging providing a high degree of privacy. Lovely landscaped gardens include manicured lawns with herbaceous borders, ornamental trees and block paved pathways leading to a stone flagged patio. The spacious gravelled driveway provides extensive parking with a detached single garage.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (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 D

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

**Our Ref:** JGA16032026

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Ground Floor



Floor 1



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

1431 ft<sup>2</sup>

133 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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