

Withington Court

Withington, Leigh, ST10 4GZ

John 
German





Come Gather in our Kitchen
Eat - Drink - Laugh - Sing - Dance



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£650,000, Offers invited

Boasting wonderful countryside views is this superb well-designed modern detached family home with impressive living dining kitchen, orangery with views and five bedrooms. Outside is a fantastic garden with a swim spa, garage and off-road parking.



Set in a delightful rural location and featuring fantastic open countryside to the rear is this superb modern detached home, which is well-appointed throughout with many highlights including a 34ft living kitchen diner with double height ceiling over the dining area creating an open spacious feel with views of the gallery landing above. The orangery is a fantastic addition with a large roof lantern, concealed lighting and views over the garden. There is also a generous amount of accommodation on the first floor with five bedrooms and the master bedroom having an en-suite.

Withington Court is situated just a short distance away from Church Leigh with plenty of local amenities including a primary school, post office, church and community hall. The property also enjoys excellent access to the nearby A50 providing links with the towns of Uttoxeter, Cheadle, Stone and Stafford and direct links to both the M1 and M6 motorways.

Accommodation: Set in a delightful private gated development with just a handful of other properties, the property has off-road parking to the front leading to the garage and further parking to the side. The front entrance door opens into the reception hall with oak floor, spotlights, staircase off to the first floor and a useful good sized understairs alcove currently used as a study area and doors leading off.

The lounge has continuation of the oak flooring with dual aspect windows to the front and rear and a door out to the garden. Without doubt the highlight of the house is the fantastic open plan living dining kitchen with the dining area featuring a double height ceiling with views above to the galleried landing with plenty of space for sofa's and a TV in the sitting area. The well-appointed kitchen is equipped with base and eye level units with granite work surfaces over with sink and drainer unit and integrated appliances including electric hob, oven, dishwasher and fridge. The kitchen area has tiled flooring, spotlights to the ceiling, a door off to orangery and an internal door into the utility room with additional base and eye level units, granite work surfaces, space for two further appliances and a useful internal door to the garage.

The orangery is certainly a fantastic room with the roof lantern providing plenty of natural light and two sets of French doors provide access directly onto the garden together with concealed lighting and tiled floor. This is currently used as a games room with a bar.

Completing the ground floor accommodation is the guest WC.

Stairs rise off the hall to the first-floor landing where there are doors leading off and a useful storage cupboard. The master bedroom is a generous double with the advantage of its own modern en-suite shower room with shower cubicle, WC and pedestal wash hand basin.

Bedroom two is a generous double with dormer style window to the front, bedroom three is a further double with a built-in wardrobe with sliding doors and window framing views to the rear whilst bedrooms four and five are both single bedrooms with bedroom four enjoying views to the rear.

The family bathroom is superbly appointed with split level flooring providing a wet room style bathroom with a contemporary white suite with bath, shower area, pedestal wash hand basin and WC, with a window to the rear.

The property stands on a fabulous plot with a fantastic rear garden with an impressive paved terrace ideal for al fresco dining and the advantage of a swim spa for those hot summer days. The property has fantastic views across surrounding countryside. No upward chain.

Viewing of this impressive family home is highly recommended.

Agents note – We are advised that the house and additional garden plots to the rear and side elevations are on separate Land Registry titles. It is our understanding that there are overage clauses in place & a management company, therefore, any potential purchaser should satisfy themselves prior to entering into any agreements.

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

Services: LPG central heating. Mains water, drainage and electricity are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

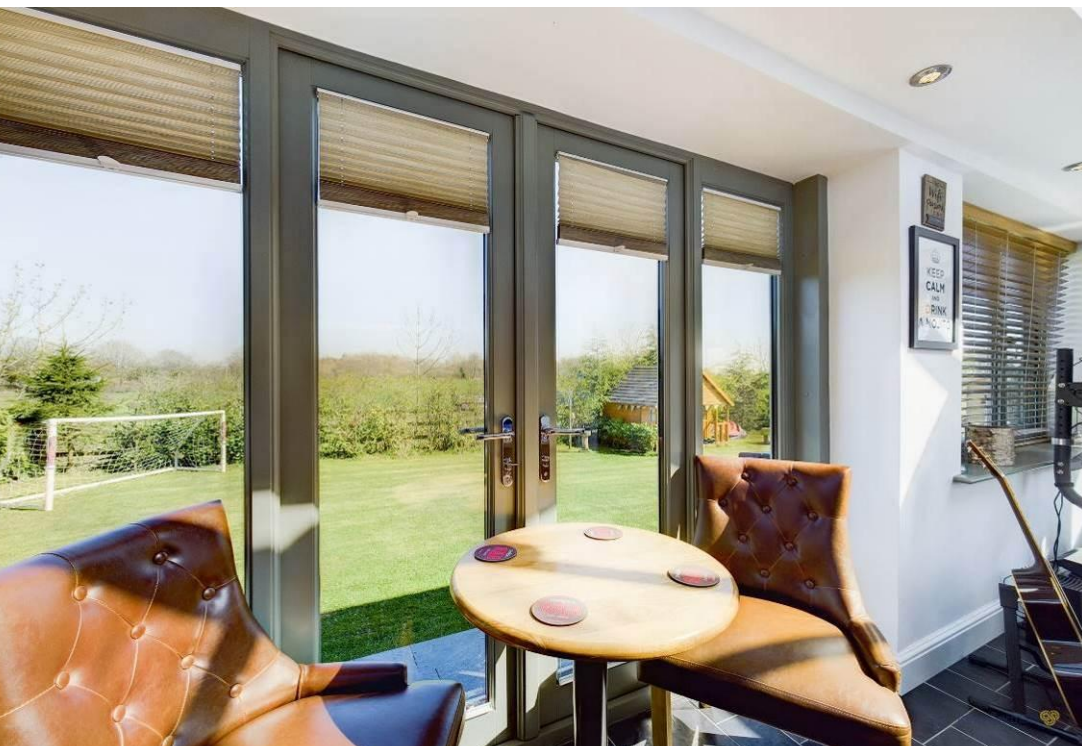
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/01/04/2019

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

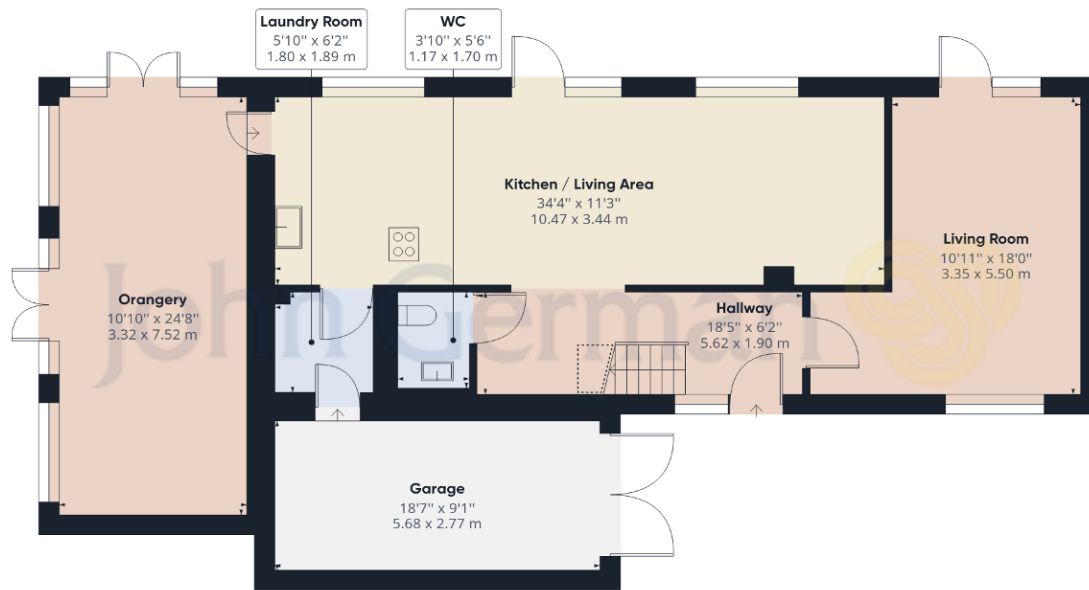












Ground Floor

Approximate total area⁽¹⁾

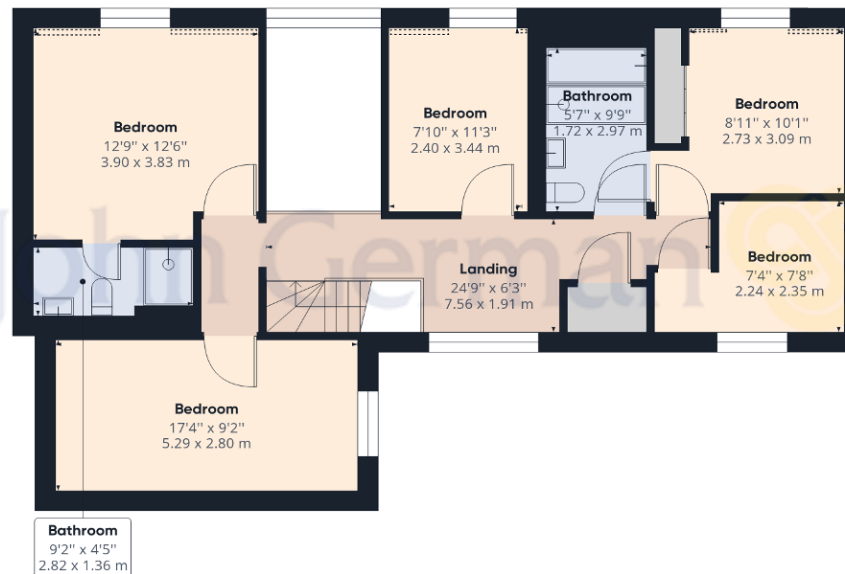
2116.78 ft²

196.66 m²

Reduced headroom

12.73 ft²

1.18 m²



Floor 1

(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

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		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-10	G		



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