

Withington Lane

Church Leigh, Stoke-on-Trent, ST10 4SU

John 
German







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£520,000

Attractive traditional detached cottage with much improved, extended and re-modelled accommodation providing a generously sized and balanced family home.

Occupying a delightful position and a good sized-plot on the edge of the village enjoying stunning far reaching views to the front.

Situated on the edge of the popular village, internal inspection of this lovely home is strongly recommended to appreciate its room sizes and layout, flexibility, its standard and recent works done by the current owners plus its delightful plot that enjoys a good degree of privacy and fabulous far reaching views to the front. The village provides a range of amenities including the thriving All Saints First School, village shop with small post office, public houses, recreational ground and the picturesque church. The village and towns of Tean, Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways. Situated on the edge of the popular village, internal inspection of this lovely home is strongly recommended to appreciate its room sizes and layout, flexibility, its standard and recent works done by the current owners plus its delightful good-sized plot that enjoys a high degree of privacy and fabulous far reaching views to the front. Subject to obtaining the necessary planning permission, there is potential to extend the home above the garage, to increase the first floor space, if desired. The village provides a range of amenities including the thriving All Saints First School, village shop with small post office, public houses, recreational ground and the picturesque church. The village and towns of Tean, Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

A composite part double glazed entrance door opens to the welcoming entrance hall, providing a light and airy introduction to the home, with doors leading to the spacious remodelled accommodation. The new heart of the home is the magnificent open-plan living dining kitchen, which extends to the full depth of the home comprising an extremely comfortable sitting area/snug which is positioned to the front enjoying the far reaching views and has a focal fireplace with a dual sided log burner shared with the living room, opening to the superior dining kitchen area which has an extensive range of units with fitted work surfaces and an inset sink unit set below one of the two rear facing windows, a focal Aga stove, space for an electric cooker plus integrated appliances including a dishwasher, wine fridge and a full height fridge and freezer. Completing this impressive space is an open play area which has wide bi-fold doors opening to the rear, making an ideal additional seating area if preferred.

Positioned at the front of the cottage is the extended dual aspect living room which is immersed in natural light, with glazed doors providing direct access to the gardens, and focal chimney breast with a fireplace sharing the dual sided log burner. Finally, an arch leads to the stairs for the first floor. The fitted utility room is approached via the kitchen, having a range of units and tall cupboards with fitted worktops, an inset sink unit plus space for appliances. Natural light comes for the rear facing window and door to the outside, and a recess with a door to the garage and the excellent ground floor shower. Having a contemporary white suite incorporating a double shower cubicle with feature tiled splashbacks. Completing the well-proportioned ground floor space and approached via the entrance hall, is the versatile study, presently used as a music room which has a front facing window.

To the first floor, the landing has doors leading to the four good sized bedrooms, three of which can accommodate a double bed, the rooms to the front enjoying stunning far reaching views over the surrounding countryside. The front facing master bedroom has the benefit of an ensuite shower room which has a white three piece suite. Completing the accommodation is the fitted family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower and folding glazed screen above, plus useful storage cupboards.

Outside, the cottage is set in a good-sized established plot enjoying a high degree of privacy with lawns to the front and side elevations having well stocked beds and borders containing a large variety of shrubs and plants plus fabulous far reaching views. Also to the side and extending to the rear of the cottage are paved patio areas and timber decking providing lovely entertaining areas enjoying the views, a vegetable garden and space for a hot tub, plus a fabulous summerhouse which has insulation and power points. The resin driveway provides off road parking for several vehicles leading to the attached garage which has power and light plus a personal door providing direct access into the property.

Note: The property has the benefit of solar panels providing reduced electricity costs and an income of approximately £500 per year, the FITS tariff will transfer to the new owners. This is also an EV Car charging point.

Tenure: Freehold. **Our Ref:** JGA/010062025.

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

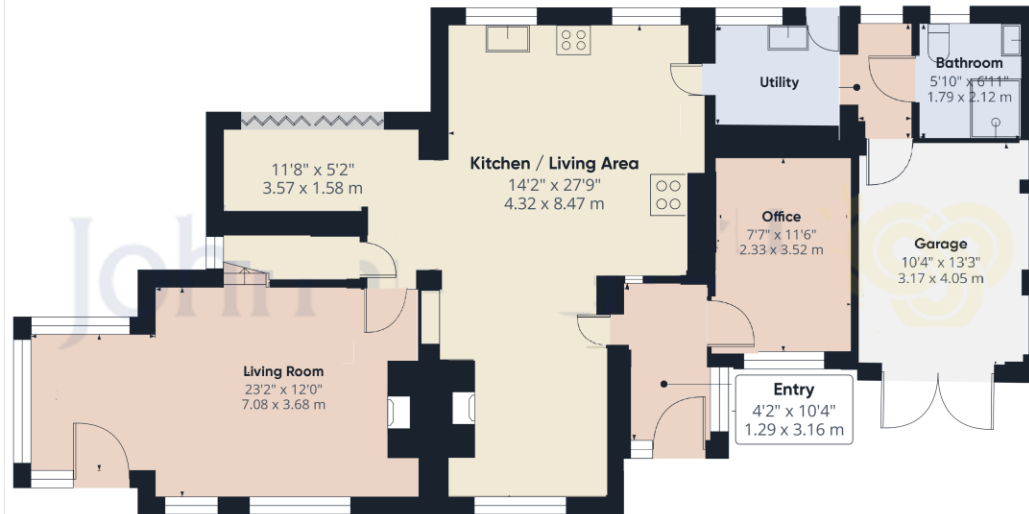




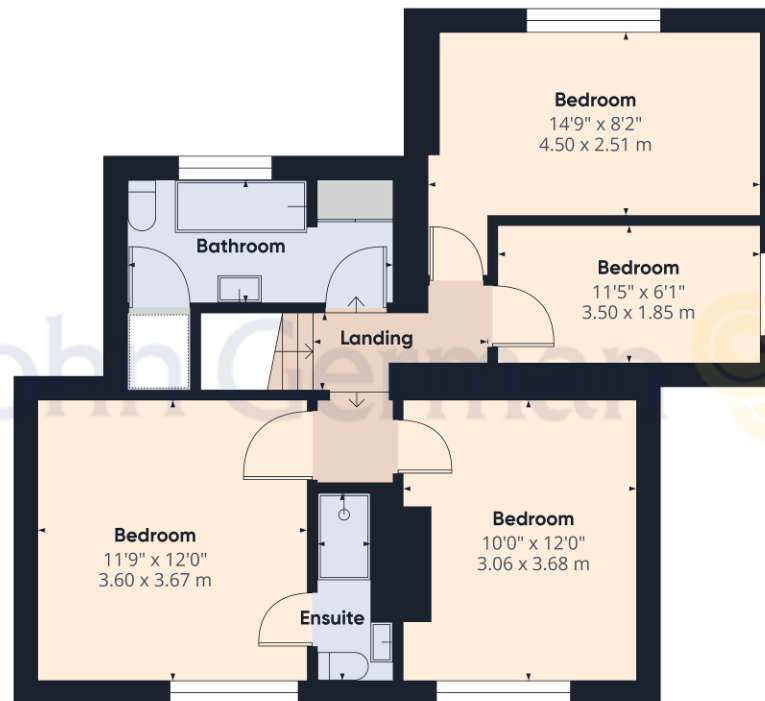








Ground Floor Building 1



Floor 1 Building 1



Agents' Notes

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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		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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