

# New Road

Alton, Stoke-On-Trent, ST10 4AF

John  
German









## New Road

Alton, Stoke-On-Trent, ST10 4AF

£500,000

Extremely interesting, individually designed and built designed home providing well proportioned and highly versatile accommodation, in need of a comprehensive improvement programme.



Internal inspection and consideration of this handsome individual home is absolutely essential to appreciate the huge amount of potential to enhance and remodel the property, the current room dimensions and its versatility, and the delightful plot and position with rear views over surrounding countryside and towards Alton Castle. Situated in the heart of this highly regarded and popular village within walking distance to its range of amenities including the First School, convenience shops, public houses and restaurants, village hall and playing field, health centre, church and hair salon. Several walks through surrounding countryside are also on the doorstep including the Chumet Valley towards Dimmingsdale and Cakamoore. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

**Accommodation** - A uPVC entrance door and double glazed side panel opens to the welcoming central reception hall providing an impressive light and airy introduction to the home with a front facing window and stairs rising to the galleried landing. The spacious, well planned and versatile ground floor accommodation is centred around the principal lounge having a focal fireplace and wide uPVC double glazed sliding patio doors opening to the rear garden. A door leads to the separate family room overlooking the rear garden and most recently used as a ground floor bedroom, it could also be used as a separate sitting room or playroom, depending on your needs. The dining room is also positioned to the rear of the home overlooking the garden, leading to the kitchen and providing potential to remove the dividing wall to make one large family sized kitchen. The kitchen currently has a range of units with fitted work surfaces and a sink unit set below the wide side facing window, fitted electric hob and a built in double electric oven, plumbing for a washing machine, additional appliance space and a walk in pantry. A door returns to the hall and a further door opens to the laundry room which has a stainless steel sink unit with cupboard below, plumbing for a washing machine, front facing window and a uPVC door to outside. The separate study is approached via the hall and has a side facing window. Completing the ground floor space is the well proportioned cloakroom which provides plenty of room for coats and shoes, currently having a shower cubicle and pedestal wash hand basin plus a door to the WC.

The first floor galleried landing has a front facing window providing light and a door to the central sitting room, positioned to take full advantage of the fabulous views with two sets of wide patio doors providing an abundance of natural light and opening to a balcony. Either side of the galleried landing, lobby areas lead to the four good sized bedrooms, the rooms to the rear enjoying those views and the two bathrooms each having three piece suites with side facing windows.

**Outside** - To the rear a paved patio leads to the good sized enclosed garden which is predominantly laid to lawn with well stocked beds and borders enjoying a good degree of privacy with views over surrounding countryside, towards Alton Castle. To the front a tarmac driveway and turning point to the side of the home provides ample off road parking leading to the attached double garage which has two up and over doors, power and light. Beyond the wrought iron double gates and further pedestrian gate, a drive extends to New Road (Please note the three neighbouring properties have right of access over this section of driveway to their garages but no rights to park there). The total plot extends to approximately 0.22 acre.

**what3 words:** scavenger.luxury.scrum  
**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 in terminal recording devices.  
**Property construction:** Standard      **Parking:** Drive & double garage      **Electricity supply:** Mains  
**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Not currently connected      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)  
**Our Ref:** JG A/10022025









Ground Floor

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

2256.55 ft<sup>2</sup>  
209.64 m<sup>2</sup>

**Reduced headroom**

14.38 ft<sup>2</sup>  
1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

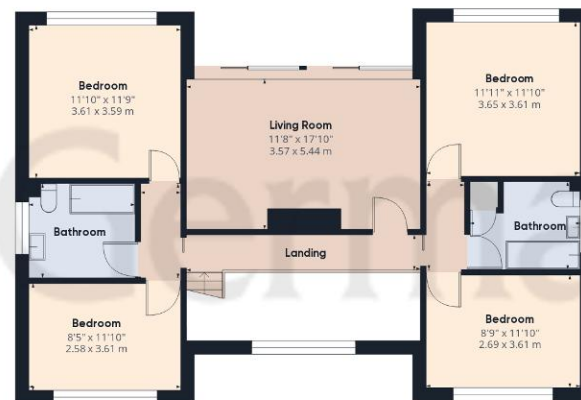
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



Floor 1





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#### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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