



Tilstock Road



Prices From £299,995



56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





## Plot 303 Tilstock Road SY13 2BY

BRAND NEW BUILD READY FOR MARCH 2026. Constructed by Barratt Homes, The Woodcote is a beautifully designed four-bedroom family home, thoughtfully laid out for modern living. A welcoming entrance hall leads you into the heart of the home, with a spacious open-plan living and dining area that features French doors opening to the garden, perfect for everyday family life and entertaining. The separate modern fitted kitchen provides generous workspace and storage, ideal for family meal preparation. Downstairs also benefits from high-quality energy efficient design elements, helping to lower running costs with features such as highly efficient insulation and modern glazing. [barratthomes.co.uk](http://barratthomes.co.uk)

On the first floor you'll find three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a fantastic private suite. The main bedroom enjoys the luxury of its own en suite and a spacious dressing area, offering a peaceful retreat. [barratthomes.co.uk](http://barratthomes.co.uk)

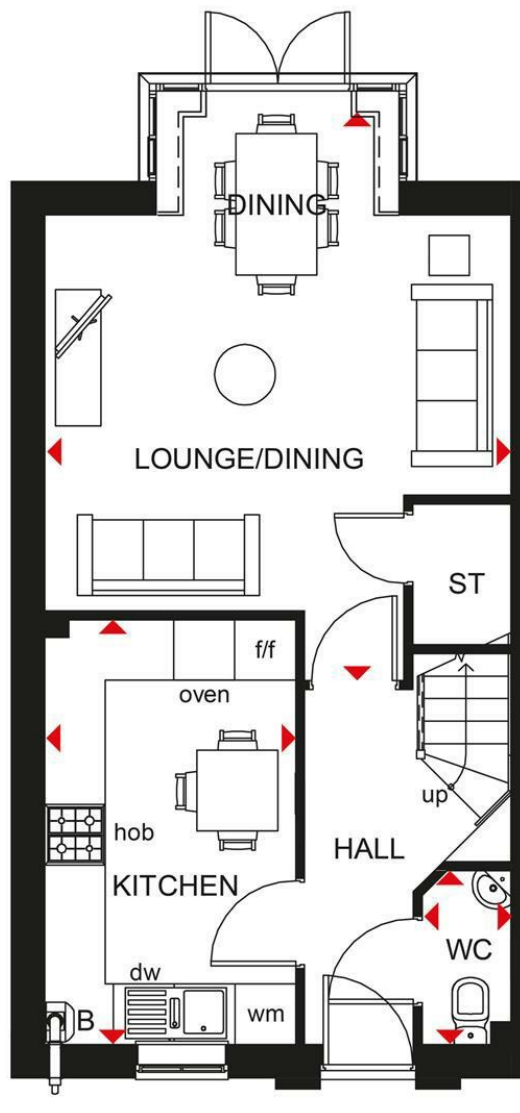
With its combination of practical family-friendly layout, modern finishes, and thoughtful energy-saving design, The Woodcote at Talbot Place makes a truly compelling home choice.

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Lounge/Dining	15'1" x 18'6" (4.603 x 5.645)
Kitchen	13'9" x 8'1" (4.211 x 2.481)
WC	5'6" x 2'9" (1.692 x 0.860)
Bedroom Two	14'5" x 8'6" (4.409 x 2.608)
Bedroom Three	12'2" x 8'6" (3.717 x 2.608)
Bedroom Four	9'1" x 6'3" (2.779 x 1.912)
Bathroom	6'11" x 6'3" (2.112 x 1.912)
Bedroom One	18'6" x 11'5" (5.645 x 3.482)
En Suite	6'3" x 8'1" (1.926 x 2.486)
Dressing Area	8'6" x 8'5" (2.594 x 2.574)





# Stephenson Browne Estate Agents

Newcastle  
56 Merrial Street, Newcastle under Lyme  
Staffordshire, ST5 2AJ  
Tel: 01782 625734

Sandbach  
38 High Street, Sandbach  
Cheshire, CW11 1AN  
Tel: 01270 763200

Alsager  
13 Crewe Road, Alsager  
Stoke on Trent, ST7 2EW  
Tel: 01270 883130

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