



Wood Lane View Winnothdale , Nr Tean, ST10 4HB

**** RURAL COUNTRY HOUSE ** 1 ACRE PLOT ** DOUBLE GARAGE ** ACCOMMODATING ANNEX STYLE LIVING ****

This rural countryside property, built within the past 20 years, presents a rare opportunity to own a beautifully designed home in an idyllic rural setting. The house is constructed to high standards boasting well-balanced accommodation and the added benefit of a ground floor annex bedroom and wetroom for dependent relatives. The ground floor features generous living spaces, while the upper floor comprises four bedrooms, each with picturesque views of the surrounding fields and countryside.

The property occupies a substantial plot of approx. 1 acre (incl. paddock filed). A large driveway leads to a detached garage, which offers fantastic potential for conversion (subject to obtaining the necessary planning permissions). Behind the garage is a yard area, ideal for anyone looking to run a business from home. This area also provides convenient access to the paddock field, perfect for hobby farming or other rural pursuits.

Situated near a recently resurfaced road, in a desirable rural location, the property enjoys peaceful seclusion while remaining close to the nearby villages and towns of Tean, Cheadle, and Uttoxeter. The nearby A50 dual carriageway offers excellent connectivity to the M1 and M6 motorways, as well as to the cities of Stoke-on-Trent and Derby.

£825,000

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- Hallway
- Utility Room
- Kitchen/Diner
- Sitting Area
- Ground Floor Bedroom Five
- En-suite Wet Room
- Lounge
- Cloaks/WC
- Landing
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- N.b.



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	