







Abode are delighted to present this beautifully maintained character property, perfectly positioned in an idyllic setting with breathtaking countryside views to both the front and rear.

This charming home enjoys a tranquil location ideal for scenic countryside walks, whilst remaining conveniently close to the excellent local amenities, shops, and schools that Tean has to offer. The nearby towns of Cheadle and Uttoxeter are easily accessible, and the A50 is just a short drive away, providing excellent commuter links.

The property has been tastefully enhanced by the current owners, preserving its original charm and character throughout.

The accommodation briefly comprises: A welcoming living room, a spacious dining room, a well-appointed kitchen, and a practical utility room to the ground floor. Upstairs, there are two generously sized double bedrooms and a stylish family bathroom.

Outside, the enclosed rear garden enjoys open views across the surrounding fields and features a versatile outbuilding/workshop- perfect for a variety of uses.



This property is ideal for first time buyers, those looking to downsize, or anyone seeking a peaceful holiday home. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

  
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 SALES & LETTINGS



## Living Room

11'11" x 11'10"

UPVC double glazed window to the front elevation with fitted shutter, tiled flooring, central heating radiator, feature fireplace, composite door leading in from the front.

## Dining Room

13'2" x 12'1"

Tiled flooring, storage cupboard, UPVC double glazed window to the rear elevation, central heating radiator, access to the stairs leading to the first floor, brick opening to:-

## Kitchen

10'3" x 6'5"

Base and eye level units with complimentary worktops, inset ceramic sink with draining board, integrated cooker and hob. Tiled flooring, feature beam, central heating radiator, tiled splashback, UPVC double glazed window to the side elevation. Space and plumbing for a fridge freezer, feature beam.

## Utility Room

7'3" x 6'5"

Tiled flooring, cupboard housing the boiler, space and plumbing for a washing machine, tumble dryer and a dishwasher with complimentary worktop. UPVC double glazed window to the side elevation, stable door leading out into the garden.

## Landing

Loft access.



## Master Bedroom

12'1" x 12'2"

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard.

## Bedroom

11'10" x 8'11"

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard.











## Bathroom

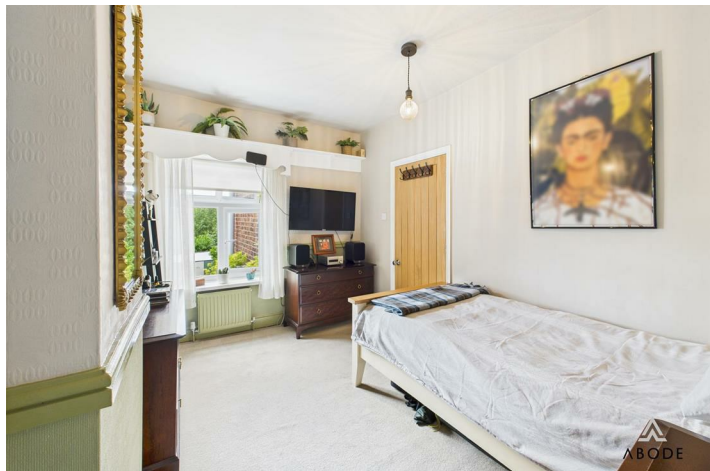
White suite comprising;- WC, wash hand basin, free standing corner shower cubicle with waterfall shower head and bath with hand held shower. Towel radiator, UPVC double glazed window to the rear elevation with shutter, panelling and tiling to the walls, spot lighting.

## Outside

The cottage garden is mainly laid to patio, with mature borders and a variety of plants and shrubs. Two brick built workshops/outbuildings are situated at the end of the garden, with a covered area, and an open view over the surrounding fields and countryside. The garden offers a peaceful setting for relaxing or entertaining.





















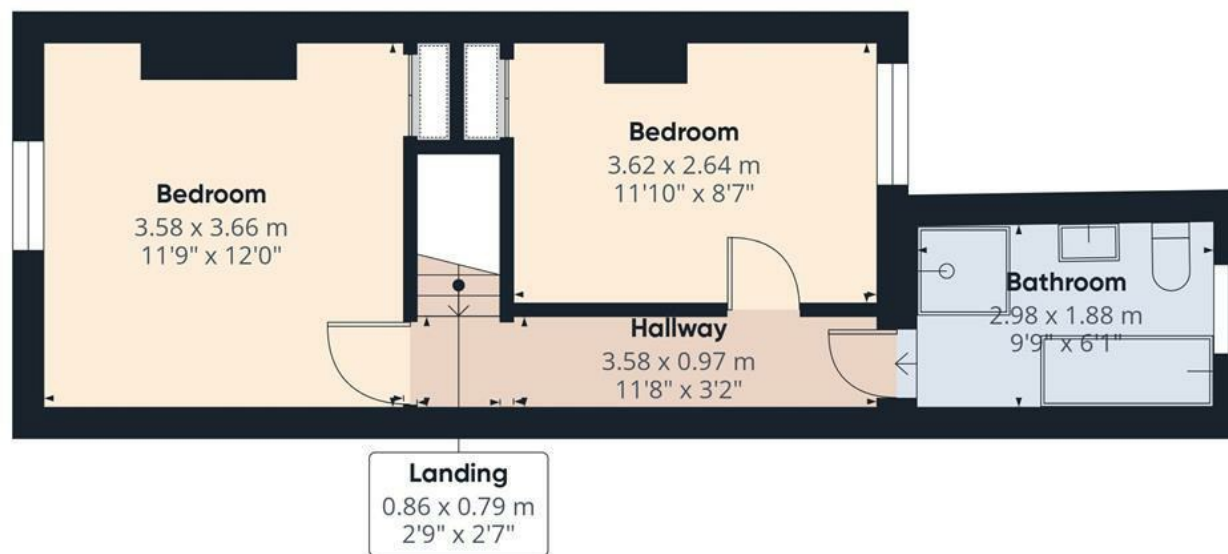


Floor 0

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

70.1 m<sup>2</sup>

755 ft<sup>2</sup>



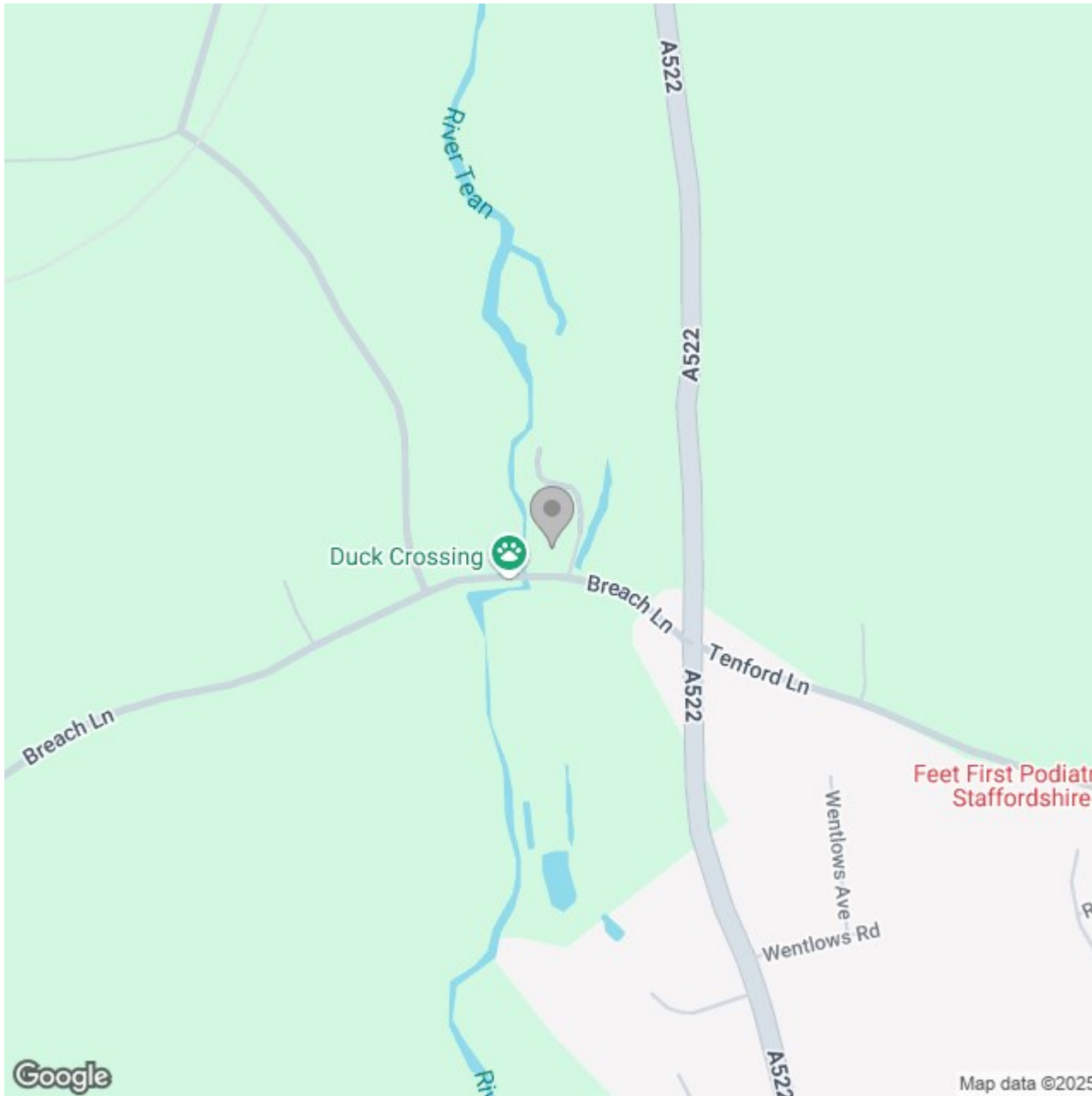
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 