



Woodside Lodge
Oakamoor | ST10 3BZ

WOODSIDE LODGE

Set within 17 acres on the edge of Oakamoor, Woodside Lodge is a rare-to-market and much-loved family home offering privacy, space and a truly flexible country lifestyle. Electric gates reveal a striking approach with a tree lined driveway, sweeping lawns and beautifully kept woodland, while extensive parking and a double garage with an office above make everyday life effortless. Inside, the flow is generous and welcoming, the kitchen and dining room anchor family life, the living room is made for winter evenings, and a versatile fourth bedroom currently used as a home office opens straight to the patio for an easy inside outside feel on warm days. Upstairs, a ready to finish extension already has plumbing and electrics in place, inviting the next owner to create a dream principal suite, a teenager's retreat or a self-contained guest space. With paddocks for equestrian or smallholding use and sunlit terraces for effortless entertaining, this is a home where memories are made and futures are planned.



GROUND FLOOR

Passing through the electric gates, the tree-lined driveway creates a striking arrival and provides parking for over 20 cars. The hallway welcomes you with a calm, generous flow that leads naturally through the living spaces.

At the heart of the home, the kitchen and dining room are designed for connection, with ample prep space for cooking, room for a family table, and lovely views over the driveway and front gardens. An adjoining utility keeps everyday practicalities neatly out of sight.

The living room brings classic country comfort, an inviting retreat on winter evenings with outlooks to the surrounding grounds.

The principal bedroom enjoys beautiful garden views, the perfect spot to savour a morning tea while watching the sun rise, and is complete with a generous en-suite. Two further bedrooms offer peaceful spaces for family or guests and are served by a well-appointed family bathroom.

The fourth bedroom is currently arranged as a home office and opens directly to the patio through glazed doors, creating a seamless transition to the outdoors. On warm days with the doors open, it becomes a beautiful place to work or unwind.





Seller Insight

“ For us, Woodside Lodge has always been more than a home, it's a retreat woven with memories, warmth, and a deep connection to the land. Originally built by my parents in the late '80s, the craftsmanship has stood the test of time. After moving out for a number of years into a local town, we quickly learned that we missed the tranquillity and privacy of Woodside Lodge. We traded the noise of town life for a world where mornings begin with birdsong and the air feels fresher with every breath.

There's a sense of security and privacy here that's hard to find. Mature trees and tall hedges shelter the house completely, yet inside it feels bright, open, and wonderfully welcoming. The design flows beautifully, generous, four-walled rooms make it practical for everyday living, while the mostly single-level layout creates a sense of ease and comfort. Our style has been a blend of Nordic simplicity and country charm, allowing the outdoors to take centre stage.

Life here is built around connection with family, with friends, and with the countryside. The kitchen-diner is our hub, perfect for everything from quiet breakfasts to lively dinner parties. Two home offices make working from here a pleasure, and the spacious utility room means muddy boots and wet jackets never get in the way of an active outdoor lifestyle. We've hosted celebrations from intimate evenings to full-blown marquee events in the paddock, complete with music, games, and even tractor rides for the children. One of our favourite memories? Landing a helicopter in the garden after a flying lesson.

The gardens wrap right around the house, with connected lawns, mature trees, and a patio that catches the sun from morning to sunset. Children can cycle a full loop, dogs can run free, and evenings often end with a glass of wine outside, watching the sun slip behind the woodland.

Life here is about balance. Peaceful and private, but with a friendly village just down the road. Cotton has a great pub, a warm community, and all the countryside activities you could wish for. And with Alton Towers just minutes away, there's always something fun on the doorstep.

If we could give one piece of advice to whoever moves in next, it would be this... fill it with people, animals, and moments you'll treasure. Start your mornings early on the patio with a coffee and the sound of the birds. It's the best way to begin the day... and maybe the best way to live.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















FIRST FLOOR

The first floor hosts a substantial extension area with foundational works already in place, including plumbing and electrics, left intentionally unfinished to allow the next owner to create something special, perhaps a dream principal suite, a teenager's suite, a self-contained guest space, or whatever your imagination desires.







OUTSIDE

Woodside Lodge is surrounded by 17 acres of beautifully kept land, offering a mix of open acreage, landscaped gardens, secure paddocks with mains water troughs, and picturesque woodland. The majority of the land is open and versatile, providing endless scope for equestrian use, smallholding activities, or simply enjoying the space and privacy.

Around an acre is securely fenced, ideal for equestrian pursuits or controlled grazing, while the landscaped gardens wrap elegantly around the home, blending manicured lawns, mature trees, and inviting terraces.

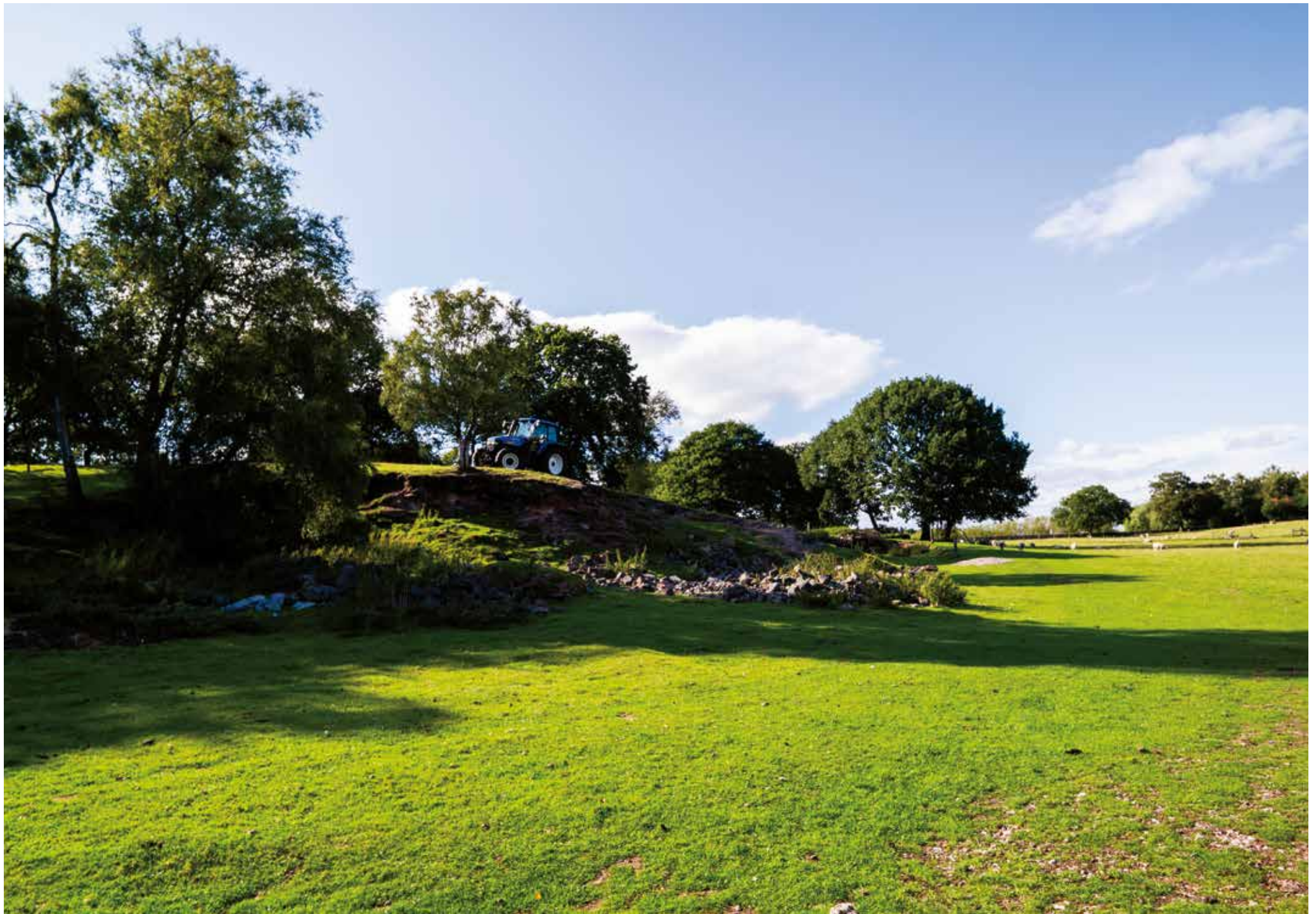
The woodland is a true feature, carefully maintained and never overgrown, it offers a tranquil natural setting and a changing backdrop throughout the seasons.

A dedicated turnout area has been thoughtfully positioned for efficient animal management, eliminating the need to move livestock long distances across the land during essential care or handling.

Every inch of the grounds has been nurtured and well looked after, ensuring the outdoor space is as practical as it is beautiful, the perfect setting to enjoy the peace of the countryside and the freedom this rare acreage offers.









LOCATION

Woodside Lodge sits on the edge of Oakamoor, a charming Staffordshire village known for its scenic surroundings, peaceful pace of life, and warm community spirit. Nestled in the Churnet Valley, the area offers outstanding walking and riding routes, woodland trails, and open countryside, making it a haven for those who love the outdoors.

Just minutes away is the neighbouring village of Cotton, a friendly rural community where neighbours greet each other, lend a hand when needed, and respect each other's privacy. The Star pub acts as a lively hub, while the wider area offers a wealth of countryside activities, from horse riding and hiking to the attractions of nearby Alton Towers.

Day-to-day conveniences are well catered for, with a village primary school close by, a doctor's surgery in the next village, and excellent farm shops including Denstone Hall and Dalton Dairy within easy reach. The Peak Wildlife Park is just a short drive away, and as locals, residents enjoy seasonal benefits such as free tickets to Alton Towers.

Despite its peaceful setting, Oakamoor is well placed for access to surrounding towns and transport links, offering the perfect balance between rural tranquillity and modern convenience.

Other considerations for local area: Eaton Hall Shooting Grounds (14 miles), JCB Golf & Country Club (7 miles), Uttoxeter Racecourse (11 miles), Beaver Hall Equestrian (7 miles)





Utilities

Mains Water, Main Electric, Oil Tank, Septic Tank, maintenance costs are approximately £250 every 4-5 years. Prior to sale this will be emptied. Please ask the agent for further information

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 65 Mbps and highest available upload speed 13 Mbps (ADSL2+). We advise you to check with your provider.

Tenure

Freehold

Construction Type: Standard construction: Brick

Garage Parking Spaces: 2

Off Road Parking Spaces: 20+

Directions -

Postcode: ST10 3BZ / what3words:///foresight.soap.majority

Local Authority:

Staffordshire City Council

Tenure: Freehold | Council Tax Band: F | EPC: E

Viewing Arrangements

Strictly via the vendors sole agent Chenille Wood at Fine & Country Staffordshire
M: +44 (0)7585 495 779 Tel: +44 (0) 1785 338 585

Website

For more information visit Fine & Country Staffordshire <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours:

Monday to Friday 9.00 am–5.30 pm

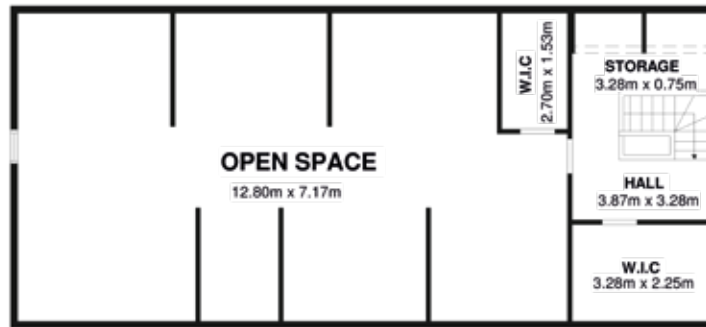
Saturday 9.00 am–4.30 pm

Sunday By appointment only

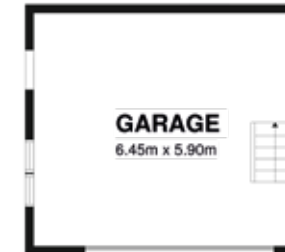
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EXTENSION



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

GROUND FLOOR



WOODSIDE LODGE, RAMSHORN ROAD

Approximate Gross Internal Area : 3277 Sq Ft / 334 Sq M

Main House Total incl. Extension : 2603 Sq Ft / 242 Sq M

Garage : 674 Sq Ft / 63 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







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I specialise in the affluent areas of Chester & Staffordshire. My experience in real estate spans over 7 years, holding a degree in interior architecture from Sheffield Hallam University, my expertise lies at the intersection of investment and design, where I've honed the skills necessary to guide clients through the intricate world of real estate.

In my role, I go beyond the transactional aspects; it's about understanding the individuality of each property. Your home is not just a space; it's a story. From architectural nuances to thoughtful layouts, my goal is to convey the character that makes your home stand out.

YOU CAN FOLLOW CHENILLE ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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