



The Willows
Woodhead Hall Farm | Cherry Lane | Cheadle | Staffordshire | ST10 4QS

THE WILLOWS



Nestled within a private gated enclave of just five distinguished residences, The Willows is a refined modern country home, where light-filled interiors and generously proportioned spaces create an atmosphere of effortless elegance for family living and entertaining friends. Set within meticulously landscaped gardens, established treelined hedging once part of the historic Woodhead Hall Estate, this exceptional residence marries architectural distinction with a lifestyle defined by serenity, privacy, and a seamless connection to the surrounding countryside.



STEP INSIDE

Highlights

- Detached residence within an exclusive private gated development of just 5 luxury homes
- Set in approximately 3/4 acre of private landscaped grounds and gardens
- Luxuriously appointed throughout with high ceilings, elegant proportions and flooded with natural light
- Grand reception hall with feature staircase & chandelier to the second floor
- Formal sitting & dining room with stunning views over the rear garden
- Bespoke handmade kitchen with open-plan garden room with terraces beyond
- 5 Bedrooms; Principal Suite with en suite, Sitting & Dressing area, 2 further Luxury Suites & 2 Bedrooms with Family Bathroom
- Detached double garaging with storage and extensive driveway
- Idyllic countryside setting, easy access to the Peak District, historic Cheadle, commuter routes and outstanding Independent school
- Freehold | EPC C | 3,853 sq/ft | Council Tax G

STEP INSIDE

Approached via a long, private driveway framed by established mature hedging, The Willows makes a striking first impression. Its timeless architecture and beautifully landscaped gardens hint at the space and refinement within. The entrance hall is a beautiful statement in itself and sets the scene. A grand, light-filled space with herringbone flooring that flows through each reception room, a sweeping oak staircase, and a sparkling chandelier that rises through two floors.

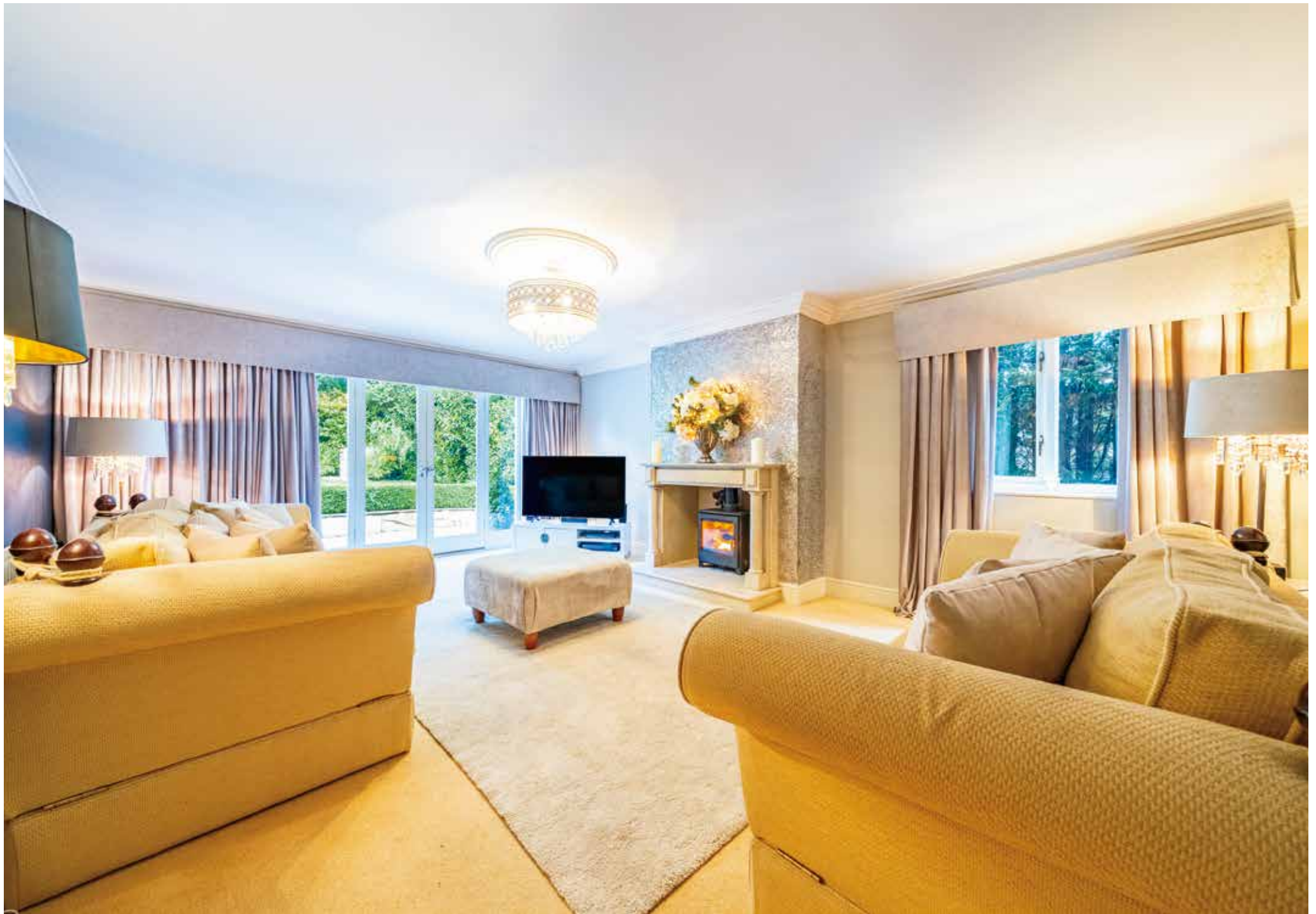
Stunning reception rooms flow effortlessly from one to the next, an elegant formal sitting room with stone fireplace and wood burning stove is full of natural light with French doors leading to the rear terrace and gardens. The dining room is the perfect setting for entertaining and a tranquil home office with views to the front gardens. The bespoke kitchen is stunning, handcrafted and designed for modern family living and entertaining. The natural flow of this room opens into a relaxed family sitting room with rear garden views and French doors leading to the rear terraces, a seamless blend of indoor and outdoor living.

The Private Suites

Upstairs, a galleried landing leads to the magnificent principal suite, extending the full length of the house.. This beautiful room is a complete sanctuary, with a private sitting area and feature gas flame fireplace, fitted wardrobes and a luxurious en-suite bathroom.

Two further spacious guest suites, each with beautiful en-suite bathrooms, provide elegant comfort, space and graceful living for family and guests. The second floor offers a spacious landing, 2 large double bedrooms with velux windows and a shared family bathroom, this whole floor is the perfect retreat for teenagers, or indeed multi-generational living.









SELLER INSIGHT

“ The Willows has been our beautiful family home for over 20 years – a place filled with love and laughter. We were fortunate to find one of the five land plots nestled within the grounds of the historic Woodhead Hall, which enabled us to build our dream family home. The setting has a rich sense of heritage and community.

From birthday celebrations to Christmas gatherings, and everything in between, our home has always been full of life, shared with family and friends. Every corner has played a part in our family story. Fun and laughter have truly been the heartbeat of this home.

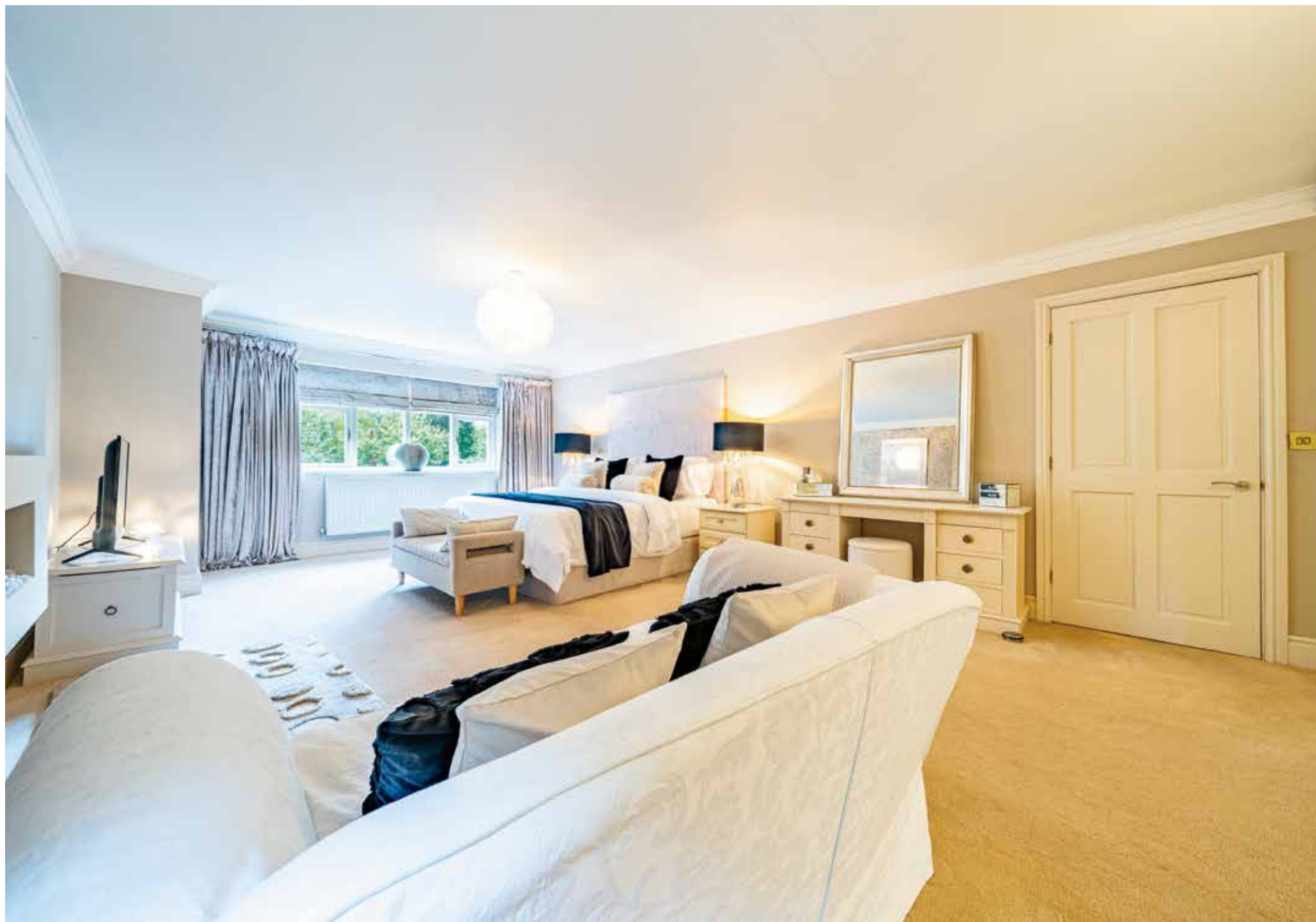
Although tucked away in a private enclave of just five prestigious homes, The Willows enjoys the best of both worlds – privacy and peace, yet within easy reach of the friendly market town of Cheadle, with its excellent schools, friendly pubs, local restaurants, and sporting facilities. We’re also fortunate to be on the edge of the stunning Peak District, with nature reserves, countryside walks, and scenic spots all on the doorstep, and with excellent connections to both Manchester and Birmingham, we’ve always felt wonderfully well-placed.

Now that our once-young family has grown and flown the nest, it’s time, with full hearts and fond memories, to pass this special home on to its next chapter. The Willows is ready to welcome its new owners, to make their own memories and enjoy all the comfort, space, and charm it has to offer.*

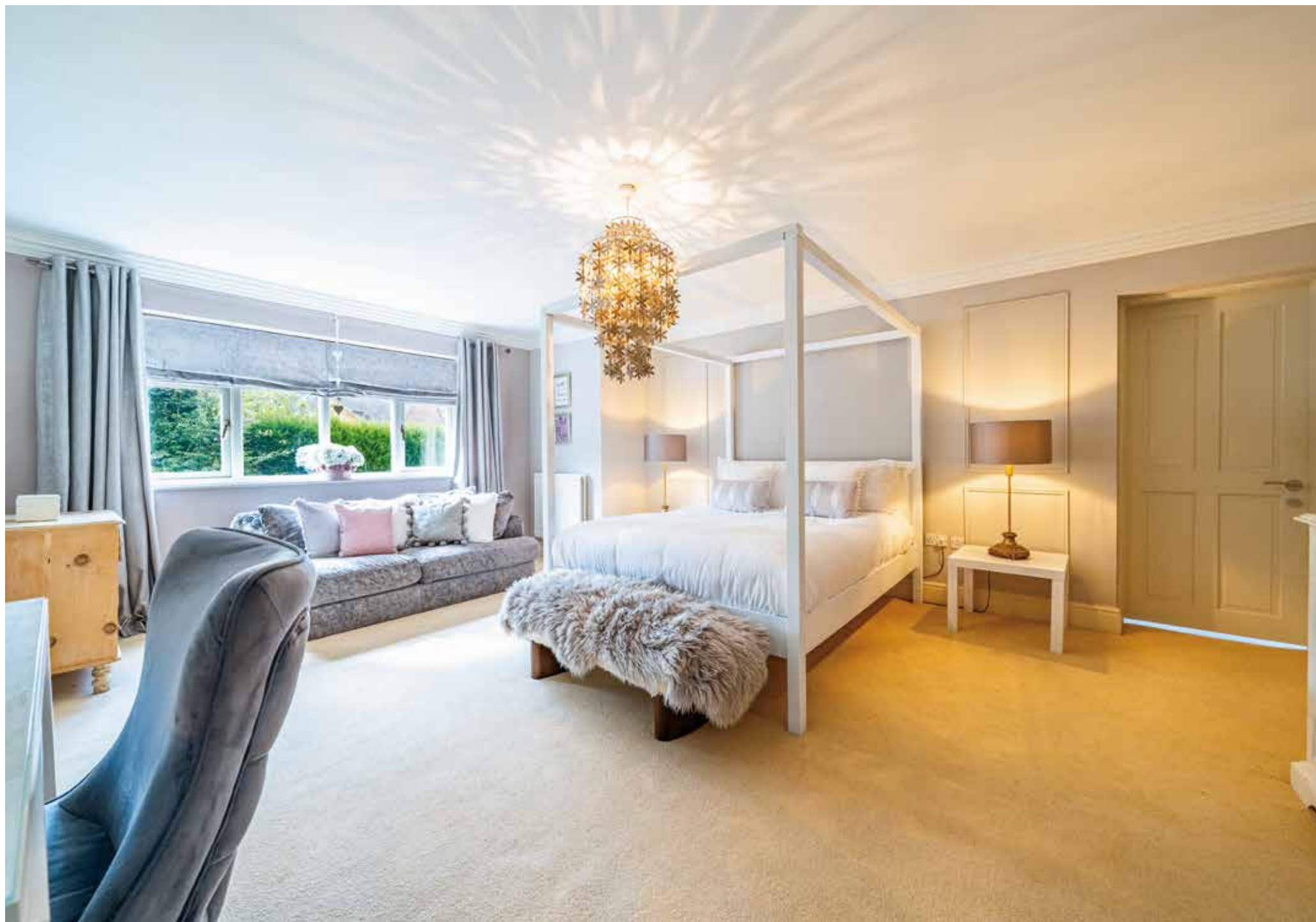
* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















STEP OUTSIDE

The Willows offers a rare opportunity to own a truly special home in one of Staffordshire's most desirable settings and carries a quiet sense of history. Built on land once forming part of the historic Woodhead Hall Estate and, a former RAF base during the Second World War. The Woodhead Hall Estate sold off approximately 3 acres of private land with established trees and hedgrows offering complete privacy with private gated access. Just five distinguished homes were built on large plots within this private enclave that shares a spirit of community and friendship.

The gardens have been thoughtfully landscaped to capture both privacy and light, with a lawned rear garden, water features and sun-drenched terraces that follow the path of the sun perfect for summer entertaining. The detached double garage offers generous storage, while the surrounding countryside creates a peaceful rhythm to daily life.





LOCATION

The Willows is perfectly positioned just 5 minutes from Cheadle, a charming market town offering excellent schools, shops, restaurants and community life. Outstanding Independent Newcastle-under-Lyme School, the Peak District National Park, and commuter routes to Birmingham and Manchester are all within easy reach, offering an enviable blend of convenience and seclusion.





INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Staffordshire Moorlands District Council and Staffordshire County Council

EPC Rating C: (Valid until 13 September 2035)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Driveway Parking:

Special Notes: There is a Resident's Management Company. Annual Estate Rent charge of £240 payable to Woodhead Hall Court Utilities Ltd.

A Transfer of the land in this title contains restrictive covenants.

Septic Tank connected to the property, Septic Tank Treatment Plant shared with other properties/located on someone else's land.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

For further information please visit <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

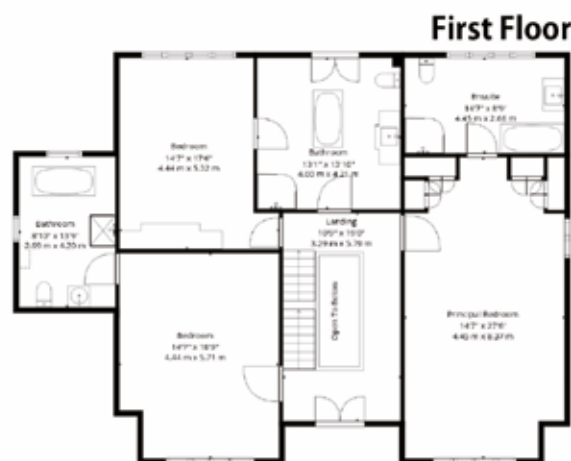
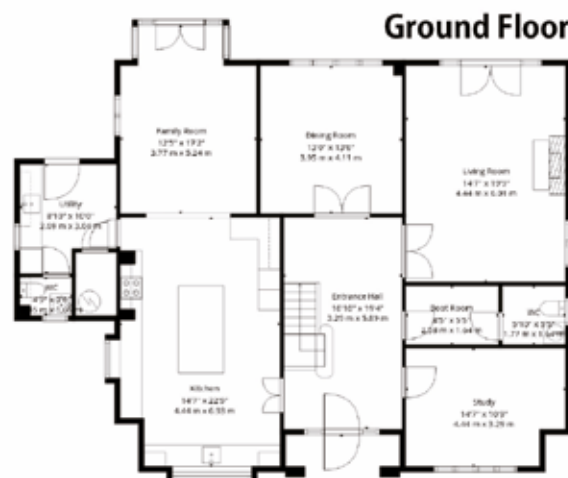
Sunday – 8.00am- 8pm

Offers over £1,000,000



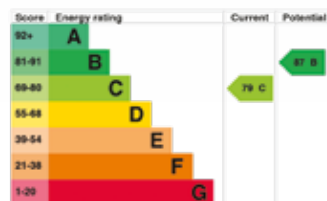
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Main House Approximate Area: 358m² | 3853 sq ft.
Total Approximate Area: 393m² | 4230 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CAROLINE BATE

PARTNER AGENT

Fine & Country Staffordshire

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Following a successful management career with British Airways and mega yachts, my global and entrepreneurial journey transitioned to property in 2006 where I re-trained in Interior Design at the prestigious KLC School of Design, Chelsea. Founding a property and British manufacturing business while honing expertise in new business development, marketing, and key account management.

Propertymark ANAEA Level 3 member, I specialise in working with high-net-worth clients, seamlessly blending luxury interior design with prime residential property sales. At Fine & Country, we leverage world-class marketing and film production with an extensive global network of over 300 offices, buying agents, and City investors, I optimise opportunities for clients selling, buying, or investing in the premium property market. Within our supplier network, we have outstanding collaborations with industry professionals from property staging, the legal selling process to removals. As your Independent partner agent we don't work the normal 9-5, we understand that selling, buying and moving home can be stressful and we are there every step of the way to hold and guide your hand.

This synergy of exceptional client service, bespoke design, and outstanding omni-channel marketing enables me to deliver a concierge-level experience, consistently exceeding client expectations.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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