



£575,000

4 Bedroom Detached House for sale
Wyndhaven Cedar Hill, Alton, Stoke-on-Trent





Overview

Set in a stunning location on the edge of the sought after village of Alton, Wyndhaven is a fantastic family home.



Key Features

- Detached Family Home
- Private & Secure Electric Gated Access
- Open Plan Kitchen/Dining/Living Space
- Stunning Views All Around
- Large Manicured Gardens
- Sought-after Location
- Extremely Private Setting





Set in a stunning location on the edge of the sought after village of Alton, Wyndhaven House is a superb example of a family home that will suit a range of lifestyles.

The tone is set as soon as you approach the property with the electric gated access welcoming you to the large gravelled frontage with ample parking for a number of vehicles. You enter the home through the original stained glass door into a welcoming entrance hall where all the living space is off to the left. Here you are greeted with a grand open plan kitchen/living dining area. The kitchen itself is a modern high gloss finished in charcoal grey and leaves you wanting for nothing. The show piece in here is the large central island that doubles up as a breakfast bar for more informal dining. For a more formal dining experience there is ample room in the bay window for the largest of dining tables overlooking the front of your property.

On through from the dining area is the lounge with a feature log burner at the heart of the room. The tri-aspect nature of this room makes it a light, bright room with lots of natural light able to flood in. A feature of this house is that many rooms in the property have a dual-aspect outlook affording you great views wherever you look, be that over the far reaching countryside or your simply stunning garden.

The ground floor space is completed with the handsome size guest WC which is large enough to double up as a handy space for shoe and coat storage.

On the first floor are the 4 bedrooms and family bathroom. The master bedroom has a beautiful view over the field beyond and has a modern ensuite shower room. Bedroom 2 is another double bedroom with a built-in storage solution and again views over the adjacent countryside. Bedroom 3 is a more modest double room and bedroom 4 is a large single room - but has the best views!

The show-piece of this property though is outside space, more specifically the gardens. There are four access points to the garden, either side of the property and from the kitchen and lounge from within the home. There are many features in the garden from the manicured lawns to the various sun-terraces to ensure you capture the sun all day long. The garden is awash with colour with plenty of planting beds and there is somewhere set aside for alfresco dining too. The garage at the rear is set over two levels with the main garage at the upper level and the lower garden level is home to a garden room (currently serving as a bar!). Adjacent to the garage at the



upper level is another room currently serving as a laundry room with easy access direct from the kitchen.

Words simply won't do this property justice, the very least this home deserves is a viewing to appreciate what is on offer here. Please take the time to take in the photos and study our floorplans then make that all important call to arrange your viewing. We are available 7 days a week and in the evenings too for your convenience.

Entrance Hall

A nice spacious and welcoming entrance hall sets the tone for the rest of the home. Access here to the kitchen, guest wc and a handy space under the stairs with a range of uses.

Open Plan Living Kitchen

26' 2" x 11' 9" (8.00m x 3.60m)

The heart of many a home is the kitchen and this one is no different. Everything is catered for here with a well stocked kitchen including a large central island with six pan drawers tackling most of your storage needs in one go. In addition there are two eye level ovens, an inset induction hob, integrated dishwasher, space for a freestanding fridge/freezer and lots of storage units. There is also wall mounted TV infrastructure. Bi-fold doors at the rear grant access to the gardens and the feature bay window to the front allows plenty of space for a family dining table.

Lounge

24' 3" x 9' 10" (7.40m x 3.00m)

Through from the kitchen is the lounge with a tri-aspect outlook making this a light, bright and comfortable space for the family. At the heart of the room is a log burner. French doors grant access to the rear garden

Master Bedroom with Ensuite

13' 11" x 11' 9" (4.25m x 3.60m)

Large double room with an array of built-in wardrobes. A bay window also features in here accentuating the space on offer. The ensuite shower room has a large walk-in shower, toilet and vanity wash basin

Bedroom 2

11' 9" x 9' 0" (3.60m x 2.75m)

Another double room with a built-in storage solution. Overlooking the rear aspect this room has significant views over the countryside beyond.

Bedroom 3

11' 11" x 9' 10" (3.65m x 3.00m)

Double room with built-in wardrobes. Another light, bright, dual aspect room overlooking the front of the property

Bedroom 4

12' 3" x 9' 10" (3.75m x 3.00m)

It may be bedroom 4 but it does benefit from the best views from the property. This room will only accommodate a queen size bed at best but it's still a sizable room and the views are worth it.

Family Bathroom

With electric shower over 'P' shaped bath, wash basin and toilet

Outbuilding

The detached garage at the rear of the property has power and lighting and is approached via a gated drive at the side of the home. Adjacent is the laundry room, a handy space away from the home with plumbing for a washing machine and space for a dryer. The garage is split level and on the lower level is a handy garden room currently serving as a bar

Outside

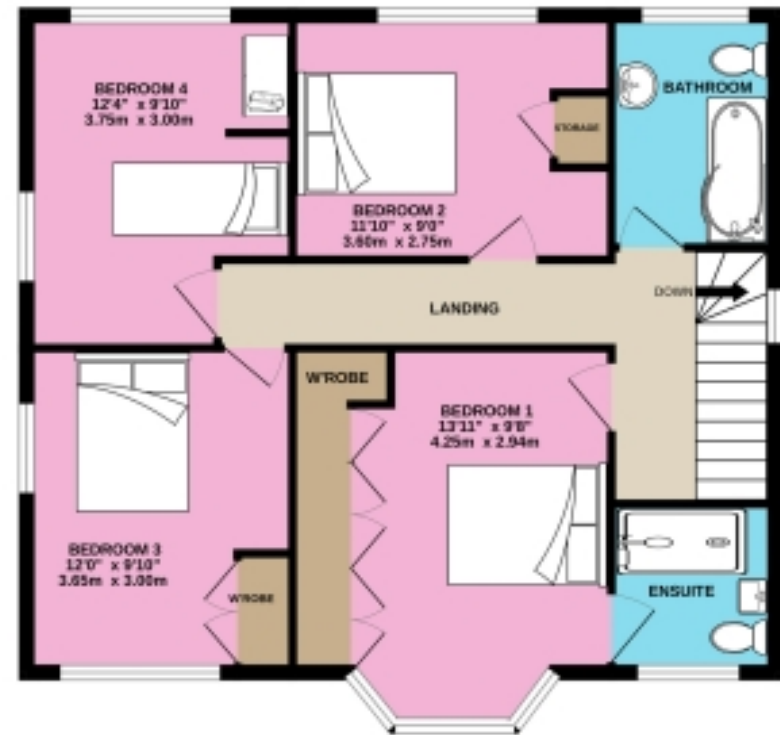
The property sits on a 0.25 acre plot and is a gardeners delight. The front is electric gated access with intercom ensuring a high degree of privacy and security. There is ample parking for a number of vehicles. The showpiece though is at the rear. Split over three levels, but with easy access, the rear gardens are a great mix of manicured lawns, planting beds, an alfresco dining terrace, covered seating area, bar and storage solutions. The gardens are very private and also have a high degree of privacy and security making it a great entertaining space.

Floorplans

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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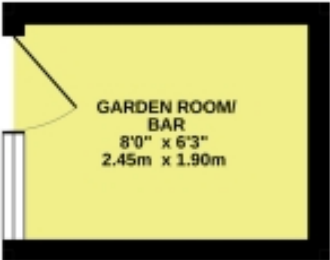
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

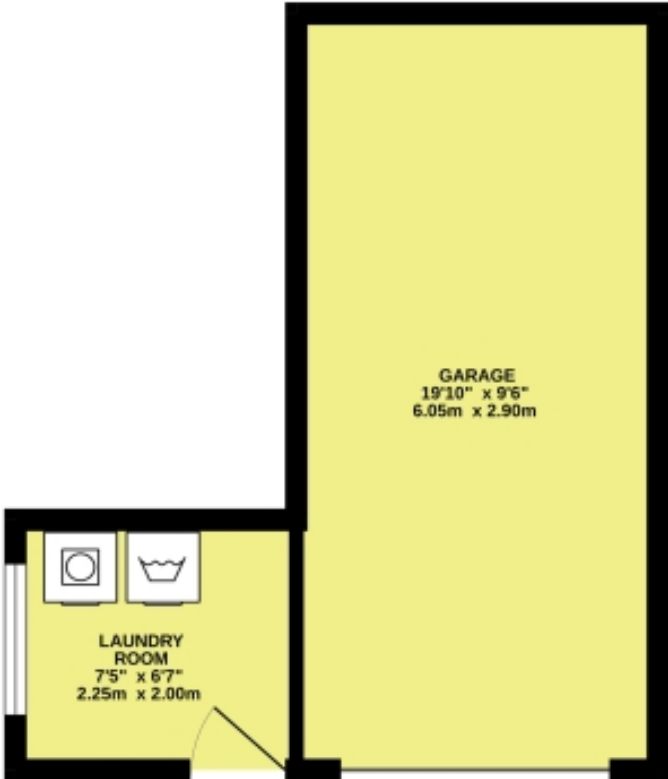
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Floorplans

LOWER GROUND FLOOR
50 sq.ft. (4.6 sq.m.) approx.



GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



GARAGE & OUTBUILDINGS

TOTAL FLOOR AREA : 287 sq.ft. (26.7 sq.m.) approx.

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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