



115 Ostlers Lane, Cheddleton, Staffordshire, ST13 7DQ

£320,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Your home should tell the story of who you are, and be a collection of what you love" – Nate Berkus

Embrace the next chapter of your story in this captivating three/four bedroom family home. Nestled in a prime location with breathtaking views, it's the perfect sanctuary for growing families. With its versatile family-centric design, this property is an absolute must-see!

#DreamHome #FamilyLiving

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agent's Comments



Presenting a stunning three/four-bedroom link-detached property situated in an enviable location on Ostlers Lane in the highly sought-after area of Cheddleton. This charming home boasts breathtaking views of the picturesque Staffordshire Moorlands, with rolling hills as far as the eye can see. Meticulously renovated by the current owners, this property offers versatile and stylish accommodation, perfect for modern family living in a semi-rural setting.

Upon entering the property through the spacious entrance porch, you are immediately greeted by a light and contemporary atmosphere that sets the tone for the rest of the house. The Lounge serves as a gateway to the first floor, and upon entering, you are greeted by magnificent views that stretch out before you. A sliding pocket door leads you into the impressive open plan dining kitchen. This well-designed space features a shaker style kitchen with a breakfast bar adorned with pendant lights. The bifold doors seamlessly connect the indoors with the outdoors, opening up onto a composite decking area, allowing for a harmonious blend of indoor and outdoor living during the warmer months. Additionally, a useful utility room adds a practical touch to the ground floor. Completing the ground floor is a versatile family room, which can also serve as a fourth bedroom, featuring a lantern skylight that floods the room with natural light.

Moving to the first floor, you will find a family

bathroom with a modern suite and a bespoke vanity unit. The property also boasts three bedrooms. Bedroom one is a generous double room located at the front of the property, offering stunning views of the rolling countryside. Bedroom two, another double room, is situated at the rear of the property, while bedroom three is perfectly suited to be a child's room or study.

Externally, this property continues to impress. The front of the property features a well-maintained lawn and a tarmac driveway, providing ample parking space for multiple vehicles. The rear of the property boasts a spacious enclosed garden, accessible from both the utility room and the bifold doors in the kitchen diner, creating a seamless flow between indoor and outdoor spaces, as well as offering practicality for everyday living.

To truly appreciate the location and the exquisite interior of this beautiful family residence, viewing is highly recommended. This is an opportunity not to be missed.

Entrance Porch

7'7 x 4'9 (2.31m x 1.45m)



Wood effect flooring, composite door to the front aspect, two UPVC double glazed windows to the front and side aspect, two inset spotlights, access into

Lounge

17'9 x 10'7 (5.41m x 3.23m)



Continued wood effect flooring, stairs off to first floor accommodation, large UPVC double glazed window to the front aspect, two radiators, two ceiling lights, pocket door into

Dining Kitchen

17'9 x 9'11 (5.41m x 3.02m)



Continued wood effect flooring, shaker style wall and base units with wood worksurfaces over with integrated LAMONA gas oven, LAMONA gas hob and extractor above, ceramic sink and drainer unit with mixer tap above and dishwasher, uPVC double glazed window to the rear aspect, uPVC double glazed French doors opening onto rear garden, wall mounted radiator, inset spotlights, two pendant lights above kitchen breakfast bar access into:-

Utility Room

8'2 x 5'8 (2.49m x 1.73m)



Continued wood effect flooring, composite door and UPVC double glazed window to the rear aspect, wooden base unit with space for washing machine, space for fridge freezer, inset spotlights, access into:-

Family Room/office/fourth bedroom

11'11 x 7'9 (3.63m x 2.36m)



Continued wood effect flooring, radiator, inset spotlights, lantern skylight

First Floor Landing



Fitted carpet, uPVC double glazed window to the side aspect, storage cupboard, ceiling light, access into all three bedrooms and family bathroom

Bedroom One

12'4 x 11' (3.76m x 3.35m)



A good size double bedroom situated at the front of the property with fitted carpet, radiator, large UPVC double glazed window to the front aspect looking out onto fields, Ceiling light.

Bedroom Two

9'6 x 8'7 (2.90m x 2.62m)



Situated at the rear of the property with a fitted carpet, wall mounted radiator, large uPVC double glazed window to the rear aspect, ceiling light

Bedroom Three

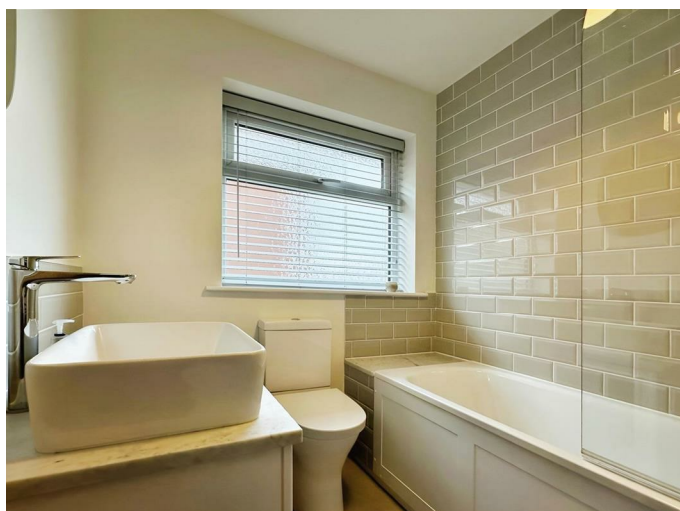
8' x 5'6 (2.44m x 1.68m)



A single bedroom located to the rear of the property with fitted carpet wall mounted radiator, two uPVC double glazed windows to the side and rear aspect, loft access, ceiling light

Bathroom

6'6 x 6'4 (1.98m x 1.93m)



Tiled effect flooring, Low-level WC, bath with shower attachment above and glass shower screen wall mounted ladder towel rail. Large built in vanity unit with countertop sink, with storage under, obscured UPVC double glazed window to the side aspect, ceiling light

Outside



To the front of the property is a lawned garden and good sized tarmac driveway allowing parking for multiple vehicles. The rear garden can be accessed from the utility room and bifold doors from the kitchen diner. Initially, there is raised composite decking stretching the width of the property stepping down to a well-maintained lawned garden area.

Location



Situated in Cheddleton, on the outskirts of the market town Leek.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its

picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Agent's Notes

Tenure: Freehold

Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

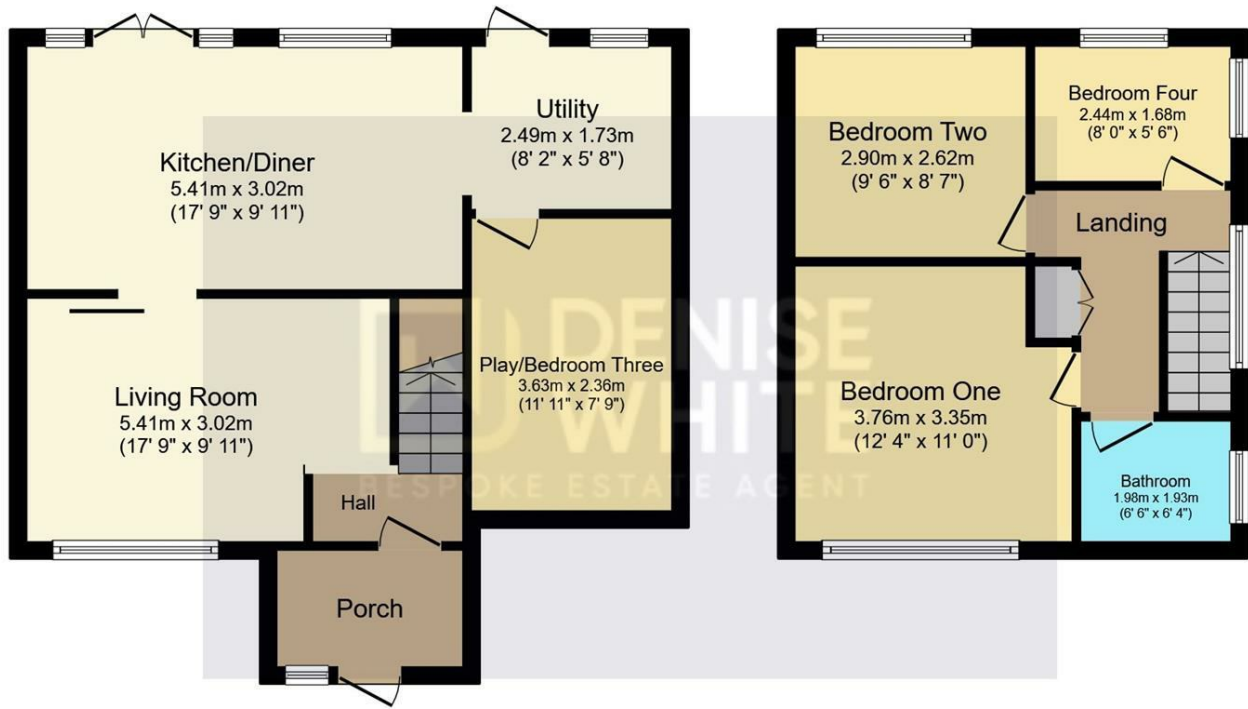
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor

Floor area 51.7 m² (557 sq.ft.)

First Floor

Floor area 33.2 m² (358 sq.ft.)

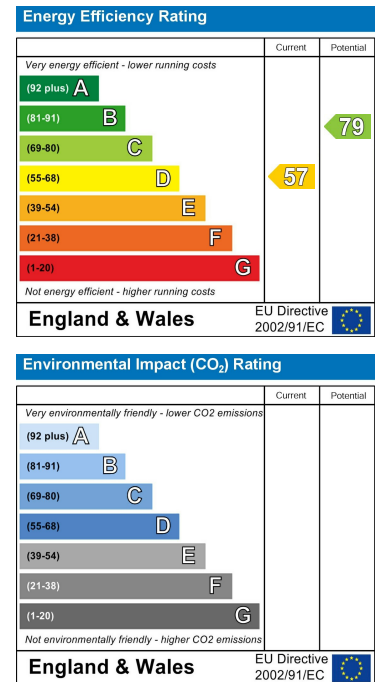
TOTAL: 84.9 m² (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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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