



## 125 Amsden Lodge, Willow Drive, Cheddleton, Staffordshire, ST13 7FG

**Offers in excess of £250,000**

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"We shape our buildings, thereafter they shape us." - Winston Churchill

This exceptional townhouse has been converted from its historical background to create elegant and spacious living accommodation. With 11ft high ceilings and large sash windows looking out onto green spaces, this immaculate property provides impressive bones to create your dream home.

#ASliceOfHistory#ImmaculateArchitecture#SpaciousAccommodation

## Denise White Agents Comments

Nestled within the highly coveted St Edwards Park in Cheddleton, this remarkable three-bedroom townhouse epitomises elegance and sophistication. Bathed in natural light, the property showcases its picturesque surroundings through expansive windows, offering a serene view of the surrounding lush greenery. Featuring 11-foot ceilings and charming period details like picture railing and sash windows, this townhouse exudes a welcoming and luxurious ambiance.

Step inside and be greeted by a spacious hallway, complete with ample storage space for coats and shoes. The open-plan kitchen, dining, and living room is an expansive area with a large bay-style window that provides enchanting vistas of the communal lawns. This versatile space can be easily adapted to suit your individual needs. The kitchen area boasts Karndean flooring and integrated appliances, enabling seamless cooking and entertaining. Additionally, a convenient ground floor WC enhances the practicality of the home.

Ascending to the first floor, you will discover three generously proportioned bedrooms. The largest bedroom is a haven of tranquillity, benefiting from a bay window that frames the verdant surroundings. Fitted wardrobes and an ensuite bathroom further enhance the allure of this main retreat. The two additional bedrooms, adorned in neutral tones, await your personal touch. Completing the first floor is a well-appointed family bathroom, offering both style and functionality.

Externally, the property provides the convenience of two allocated parking spaces, ensuring ease for residents and their guests.

In summary, this delightful townhouse seamlessly blends elegance with spaciousness. Its idyllic location offers captivating views of the lush greenery and the communal meticulously maintained lawns. With its stylish interior and thoughtful design, this property serves as an ideal canvas for you to add your personal touch and transform it into an extraordinary home.

## Location



The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

## Entrance Hall



Wood effect flooring. Wall mounted electric heater. Wooden door to the front aspect. Large storage cupboard housing. Electric switchboard. Stairs after the first floor accommodation. Picture railing. Ceiling light.

## WC

3'4" x 6'7" x (1.02 x 2.03 x )



Continued wood effect flooring. Partially tiled walls. Low-level WC. Wall mounted electric heater. Ceiling light.

## Living Area

25'5" x 17'10" (7.75 x 5.45 )



Two wall mounted electric heaters. Four large wooden double glazed sash windows to the front aspect. Two large wooden sash windows to the side aspect. Picture railing. Three ceiling lights. Spotlight.

## Kitchen Area

9'8" x (2.97 x )



Karndean flooring. A range of wall and base units with wood affect worksurfaces above. Integrated Hotpoint dishwasher, fridge freezer, Hotpoint electric oven, induction hob, stainless steel sink and drainer unit with mixer tap above. Tiled splashback. Large wooden double glazed sash window to the side aspect. Continued picture railing. Ceiling light.

## First Floor Landing



Wall mounted electric heater. Picture railing. Ceiling light.

## Bedroom One

11'2" x 17'7" (3.41 x 5.38 )



Two wall mounted electric heaters. Bespoke fitted wardrobes. Four large style wooden sash windows to the front aspect. Picture railing. Ceiling light.

## Ensuite

8'2" x 5'8" (2.50 x 1.73 )



Karndean flooring. Partially tiled walls. Wall mounted electric heater. Obscured large wooden double glazed sash window to the side aspect. Low-level WC. Pedestal wash handbasin. Shower cubicle with electric shower. Extractor fan. Ceiling light.

## Bedroom Two

14'7" x 9'10" (4.45 x 3.01 )



Wall mounted electric heater. Two large wooden double glazed sash windows to the side aspect. Picture railing. Ceiling light.

### Bedroom Three

12'1" x 8'3" (3.70 x 2.53 )



Wall mounted electric heater. Large wooden double glazed sash window to the rear aspect. Picture railing. Large storage cupboard. Housing heating system. Ceiling light.

### Bathroom

8'3" x 7'8" (2.52 x 2.36)



Karndean flooring. Partially tiled walls. Wall mounted electric heater. Low-level WC. Pedestal wash handbasin. Bath with shower attachment. Extractor fan. Ceiling light.

### Outside



Communal Grounds Surrounding

### Leasehold Details

Management Company is Castle Estates  
125 year lease which currently has 105 years remaining (Started in 2004)

Ground rent is £100 every six months

Service charge is £1047 per annum charged 6 monthly in arrears. This can also be paid by monthly direct debit.

### Agents Notes

Tenure: Freehold

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

### 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 and all the team can help and advise with any information on the local property market and the local area.

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.

### Property To Sell?

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A good conveyancing solicitor can make or break

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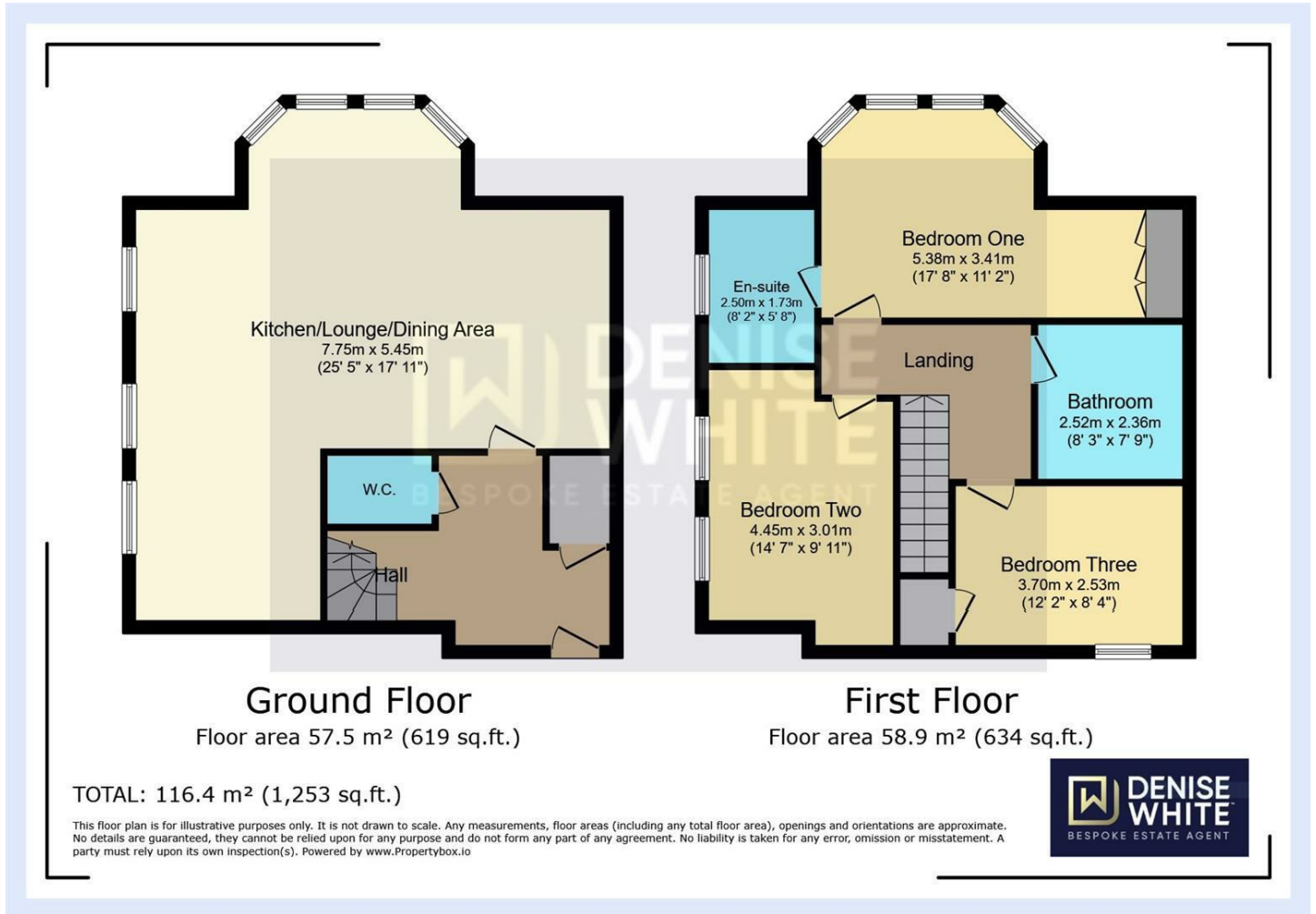
### Do You Require A Mortgage?

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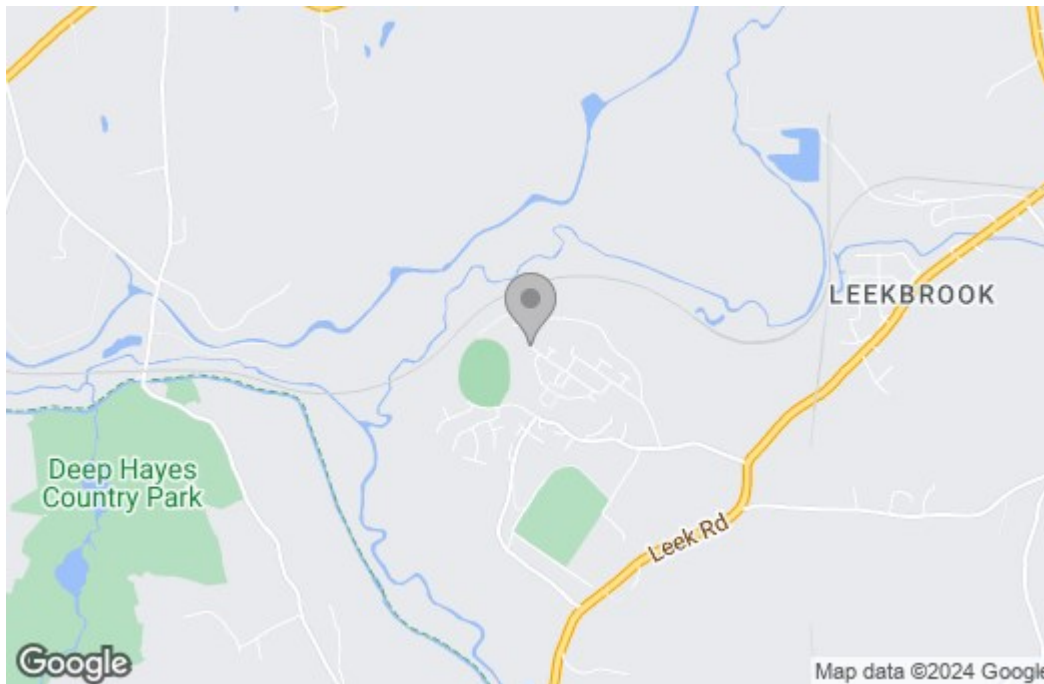
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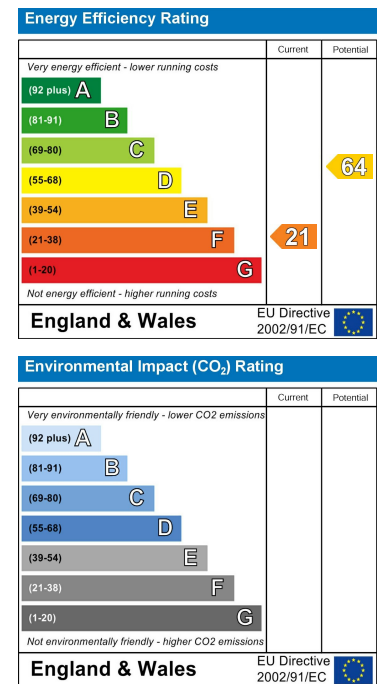
## Floor Plan



## Area Map



## Energy Efficiency Graph



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