



Manderley The Common, Dilhorne, Staffordshire, ST10 2PA

Offers in the region of £625,000

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'A happy life consists in the tranquillity of mind' - Marcus Tullius Cicero

A happy life consists in the tranquillity of Manderley. This stunning four-bedroom detached home offers ample space for the family, nestled in approximately 1/2 acre of grounds with a separate lodge for additional self-contained accommodation. Located in the sought-after village of Dilhorne, this beautiful property provides versatile living spaces surrounded by breathtaking countryside.

#TranquillityOfRuralLife #AnAbundanceOfAccommodation #AHappyLife*

Denise White Agents Comments



Nestled on the outskirts of Dilhorne village, the remarkable residence of Manderley presents a magnificent four-bedroom detached property that boasts abundant space and versatile living arrangements. Situated on a sizable plot, this exceptional family home has been meticulously maintained and thoughtfully extended by the current owners, resulting in a picturesque dwelling of the highest quality.

Upon entering the property, the hallway guides you into the expansive open plan kitchen, living, and dining room. With double sliding doors that open onto the outdoor patio area, a seamless connection between indoor and outdoor spaces is created, allowing for a harmonious living experience. The well-equipped kitchen offers ample storage and workspace, including a walk-in pantry. The dining and living areas flow effortlessly into one another, creating the perfect environment for family gatherings and socialising. For more formal occasions, a separate dining room provides a charming setting with views of the garden and adjacent field. Additionally, a cosy lounge and a practical office space complete the ground floor layout.

Ascending to the first floor, the generously proportioned double bedrooms await, each featuring built-in wardrobes. The main bedroom, located at the rear of the property, boasts an ensuite bathroom and large windows that overlook the lush garden and surrounding green spaces. The

second and third bedrooms share a modern jack-and-jill ensuite, with the third bedroom also benefiting from a separate dressing room. The main bathroom is spacious and offers the luxury of both a shower and a corner bath.

Occupying approximately half an acre, the property has a meticulously cared-for garden adorned with mature shrubs and beautiful borders. A walled allotment at the rear provides an opportunity for those with a green thumb. A large children's play area, complete with a Wendy house, ensures that little ones are kept entertained during the summer months. Ample off-road parking is available at the front of the property on the expansive tarmac drive.

One of the standout features of Manderley is the separate cottage located in the rear garden. This self-contained cottage offers additional accommodation, comprising an open-plan kitchen, living area, bedroom, and ensuite. This fantastic addition is ideal for a mature family member seeking independence.

In summary, Manderley is a truly stunning property that offers abundant space both inside and out, providing the perfect home for families to grow and thrive.

Location



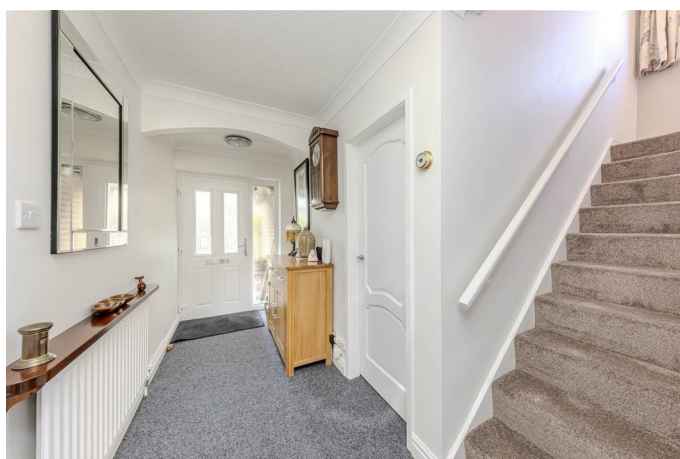
Dilhorne is an ancient parish and village in the Staffordshire Moorlands, three miles from the Market Town of Cheadle and six miles from Stoke-on-Trent. Historically the village has been in the Parish of Dilhorne and the ancient Hundred of Totmonslow.

Dilhorne has a splendid Village Hall and Recreation Ground, with a fantastic playground. There is also a tennis court and a bowling club within the grounds. This land was once the location of Dilhorne Hall, which was the ancestral home of the Buller family who were noted in the legal profession in London during the 19th Century.

There is also a small primary school in the village, the Dilhorne Endowed School which has a very good reputation, and two public houses; The Royal Oak and Charlie Bassetts.

Entrance Hall

11'9" x 4'10" (3.60 x 1.48)



Fitted carpet. Wall mounted radiator. Composite door to the front aspect. Coving. Stairs after the first floor accommodation. Two ceiling lights.

Inner Hall

Fitted carpet. Ceiling light. Coving.

Living Kitchen

24'10" max x 7'8" extending to 19'2" (7.59 max x 2.36 extending to 5.85)



Kitchen Area



Continued tiled herringbone flooring. UPVC double glazed sliding doors to the rear aspect. Wall mounted radiator. A range of shaker, style wall and base units with work surfaces over. Incorporating sink with mixer tap above, dishwasher. Space for a range style cooker with extractor above and space for a fridge freezer.. walk in pantry with tiled flooring and wall light. Coving. Inset spotlights. Ceiling light above dining area.

Living Area



Tiled herringbone flooring. UPVC double glazed sliding doors to the rear aspect. Wall mounted radiator. Coving. Ceiling light.

Lounge

17'8" x 12'4" (5.40 x 3.78)



Fitted carpet. They styled UPVC double glazed window to the front aspect. Two wall mounted radiators. Electric fireplace. Glass sliding doors into living kitchen. Coving. Two wall lights. Ceiling light.

Dining Room

14'10" x 6'10" (4.53 x 2.09)



Fitted carpet. UPVC double glazed window to the rear aspect. UPVC double glaze window into living kitchen. Mounted radiator. Coving. Ceiling light.

Office

11'4" x 6'5" (3.46 x 1.97)



Fitted carpet. Obscured UPVC double glazed window to the side aspect. What are mounted radiator. Ceiling light.

WC

6'3" x 2'9" (1.91 x 0.85)



Tiled flooring. Partially tiled walls. Wall mounted radiator. I've secured UPVC double glazed window to the side aspect. Low-level WC. Wall mounted washing basin. Coving. Ceiling light.

Side porch

7'8" x 2'7" (2.35 x 0.79)

Partially tiled flooring. Tiled walls. Composite door to the side aspect. GRANDEE oil fired boiler. Ceiling light.

First Floor Landing

Fitted carpet. Obscure uPVC double glazed window to the side aspect. Two Ceiling lights. Lost access. Large storage cupboard.

Bedroom One

18'7" x 11'10" (5.67 x 3.62)



Fitted carpet. Wall mounted radiator. Built in wardrobes. Two uPVC double glazed windows to

the rear aspect. Coving. Ceiling light. Two inset spotlights.

Ensuite

7'8" x 4'4" (2.34 x 1.34)



Fitted carpet. Wall mounted radiator. Tiled walls. Obscured uPVC double glaze window to the rear aspect. Vanity unit incorporating low-level WC, wash handbasin, and storage under. Ladder style towel rail. Shower cubicle with electric shower. Inset spotlights. Extractor fan. Coving.

Bedroom Two

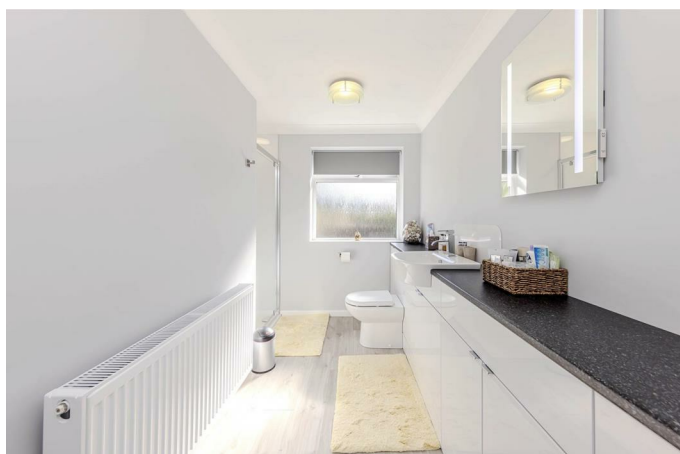
17'8" x 11'1" (5.39 x 3.40)



Fitted carpet. Wall mounted radiator. Built in wardrobes. uPVC double glazed window to the rear aspect. Coving. Ceiling light. Two wall lights.

Jack and Jill shower Room

10'2" x 5'4" (3.12 x 1.65)



Laminate flooring. Wall mounted radiator. Vanity unit incorporating low-level WC and wash handbasin with ample storage under. shower cubicle with electric shower. Three ceiling lights. Obscured uPVC double glazed window to the side aspect. Coving.

Bedroom Three

12'9" x 12'5" (3.91 x 3.80)



Fitted carpet. Wall mounted radiator. Built-in overhead storage cupboard and shelving unit. uPVC double glazed window to the front aspect. Ceiling light. Coving

Dressing Room

10'1" x 5'2" (3.08 x 1.58)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Spoke built-in wardrobes with vanity unit and overhead storage. Coving. Two ceiling lights.

Bedroom Four

13'4" x 8'6" (4.07 x 2.61)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Built in wardrobes and vanity unit. Coving. Ceiling light.

Bathroom

12'0" x 7'8" (3.66 x 2.35)



Laminate flooring. Partially tiled walls. Vanity unit incorporating low-level WC, wash and basin, and ample storage, shower cubicle with shower. Corner bath with shower attachment. Heated towel rail. uPVC double glazed window to the side aspect. coving. Inset spotlights.

Shed

20'2" x 15'4" (6.16 x 4.68)

To the rear of the garden is a large shed with power and lighting and two windows to the side aspect.

Garage

10'0" x 17'7" (3.06 x 5.36)



Garage Store Room

11'6" x 8'9" (3.53 x 2.69)

The Cottage



Kitchen Living Room

10'6" x 18'3" (3.20m x 5.56m)

Kitchen Area



Laminate flooring. Wall and base units with laminate work surfaces over and breakfast bar area. Integrated stainless steel sink and drainer unit with tap above, LAMONA hob with extractor fan above, and fridge. uPVC double glazed window to the front aspect. Two skylights. Inset spotlights.

Living Area



Fitted carpet. Two wall mounted radiators. Three floor-to-ceiling uPVC double glazed windows to the front and side aspect. Inset spotlights. Two ceiling lights.

Cottage Bedroom

12'7". x 10'6" (3.85. x 3.22)



Fitted carpet. Two wall mounted radiators. Two floor to ceiling uPVC double glazed windows to the side, aspect, inset spotlights.

Cottage Bathroom

5'2" x 6'11" (1.58 x 2.12)



Laminate flooring. Vanity unit incorporating low-level WC and wash handbasin. Heated towel rail. Shower cubicle with shower. Extractor fan. Inset spotlights. Skylight.

Outside



Agents Notes

Tenure: Freehold

Oil fired central heating

Council Tax: Staffordshire Moorlands Band F

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 Or Rent?

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.

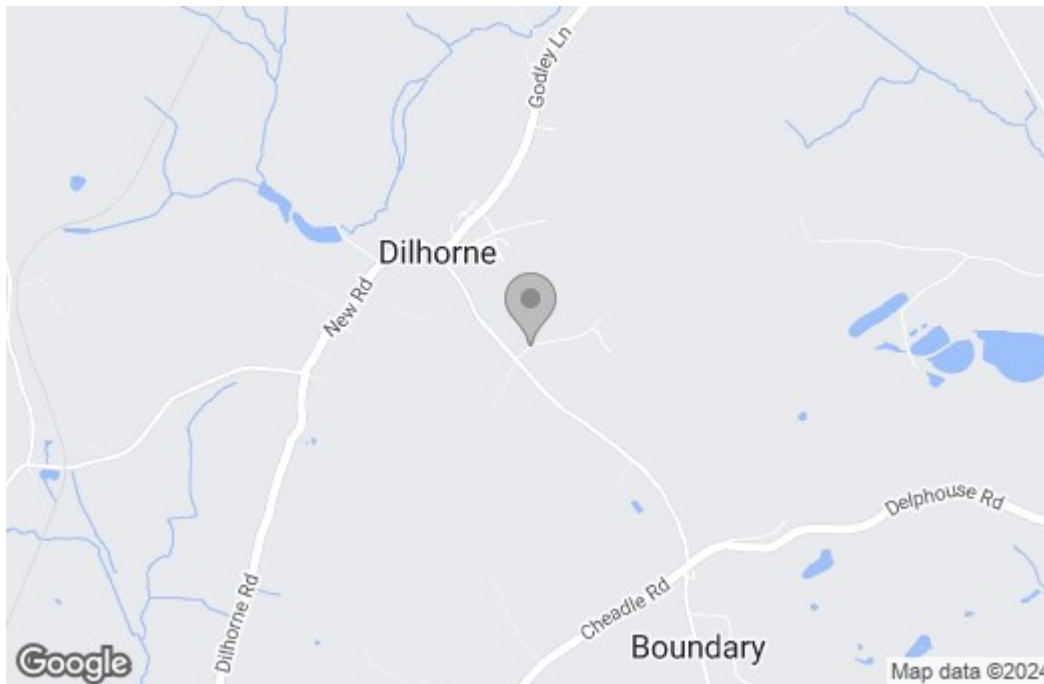
Do You Require A Mortgage?

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

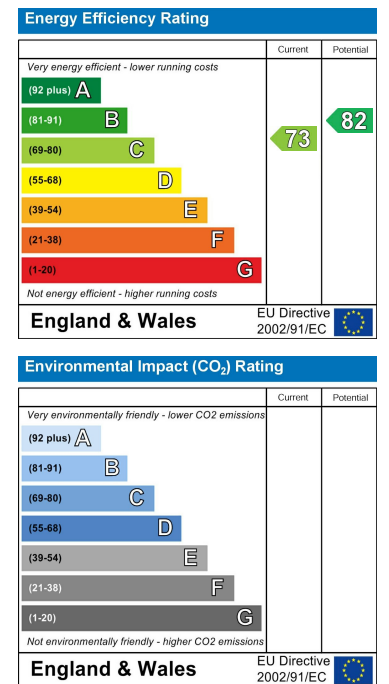
Floor Plan



Area Map



Energy Efficiency Graph



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