



11 Willow Drive

Cheddleton, Staffordshire, ST13 7FB

Offers in the region of £200,000



11 Willow Drive

Cheddleton, Staffordshire, ST13 7FB

Offers in the region of £200,000



Denise White Estate Agents Comments

Gough House; formerly part of the St Edwards Hospital complex which was converted to create modern living accommodation following its closure in 2002, and now comprises of stunning, statement, homes within the beautiful period buildings. Set in 122 acres of parkland, giving buyers the opportunity to live in a truly idyllic location surrounded by breathtaking architecture.

This particular property, sets itself apart from the rest, having been updated to an excellent standard by the current owners with quality fixtures and fittings which beautifully compliment the period style of the property. Offering spacious rooms with high ceilings, picture rails and imposing sash windows, together with lovingly restored parquet floorings and tasteful decor throughout. The Entrance Hall welcomes you to the property, from which doors lead through to the Kitchen and Lounge, and stairs climb to the First Floor. The Kitchen has been refitted with bespoke handmade units finished with Farrow and Ball paint, housing quality integrated appliances. The Lounge spans the side of the property with the most fabulous bay window which allows natural light to flood the room and offers a tranquil outlook over the manicured grounds surrounding the property.

To the First Floor, the Main Bedroom sits above the Lounge and enjoys the same beautiful outlook through an equally beautiful bay window, together with a modern Ensuite Shower Room. The Second Bedroom is located at the rear of the building and sits alongside the Family Bathroom; recently upgraded with a beautiful suite boasting a freestanding, claw foot slipper bath.

Externally there are two allocated parking spaces. The property also enjoys the use of wonderful manicured gardens which encompass the old buildings across the estate.

Entrance Hall

Wooden entrance door to the front aspect. Parquet flooring. Picture rail. Two ceiling lights. Wall mounted electric heater. Stairs off to the first floor. Understate storage cupboard. Doors leading into: –

Kitchen

13'7" x 10'0" (4.15 x 3.07)

Fitted with a range of bespoke handmade solid wood units finished with Farrow and Ball paint and topped with Granite Worktops incorporating a Belfast Sink Unit with mixer tap and hose. Integrated double electric oven, four ring induction hob with extractor over, dishwasher and washing machine. American style fridge freezer. Tiled flooring with electric

underfloor heating. Wall mounted electric heater. Sealed unit double glazed sash window to the rear aspect. Picture rail. Two ceiling lights.

Lounge

25'7" x 14'7" (7.82 x 4.47)

Parquet flooring. Two wall mounted electric heaters. Sealed unit double glazed sash windows to the side and rear aspects. Picture rail. Three ceiling lights. Two wall lights. Wall mounted log burning effect electric fire.

First Floor Landing

Carpet. Wall mounted electric heater. Airing cupboard off housing the hot water cylinder with light and ample storage space. Picture rail. Two ceiling lights. Doors leading into: –

Bedroom One

18'4" x 13'6" (5.61 x 4.12)

Carpet. Two wall mounted electric heaters. Built in triple wardrobe. Sealed unit double glazed sash windows to the side and rear aspects. Picture rail. Ceiling light. Door leading into: –

Ensuite

6'11" x 5'1" (2.11 x 1.57)

Fitted with a modern suite comprising of low-level WC, vanity wash hand basin unit and walk-in shower cubicle. Tiled flooring. Part tiled walls. Picture rail. Ceiling light. Obscured sealed unit double glazed window to the side aspect.

Bedroom Two

15'7" x 10'2" (4.75 x 3.12)

Carpet. Wall mounted electric heater. Sealed unit double glazed window to rear aspect. Picture rail. Ceiling light.

Bathroom

6'11" x 5'6" (2.13 x 1.69)

Fitted with a modern suite comprising of freestanding clawfoot slipper bath with shower mixer tap, vanity wash hand basin unit and WC. Tiled flooring. Part tiled walls. Wall mounted electric heater. Picture rail. Ceiling light. Obscured sealed unit window to the front aspect.

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.

Leasehold Information

Management Company is Castle Estates - 01785 244404 block@castle-estates.co.uk

125 year lease which currently has 106 remaining (started in 2004)

Maintenance Charges are approximately £135 per month but are currently under review with Castle Estates.

Ground Rent is £100 per annum.

Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage are connected.

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 Dunn-Fox, 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 13 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?

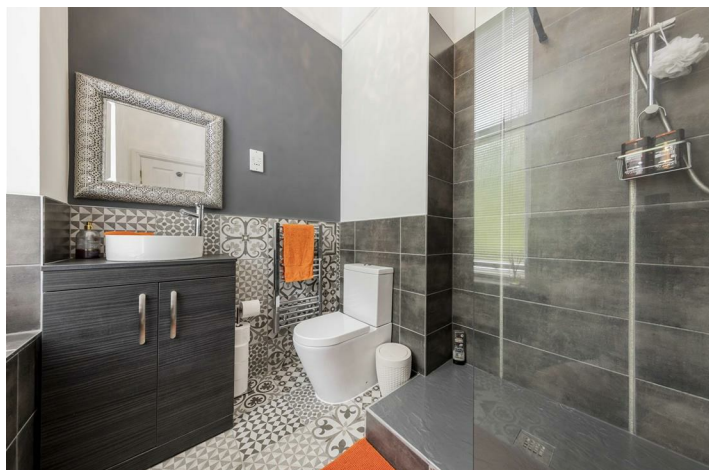
We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

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.



Road Map



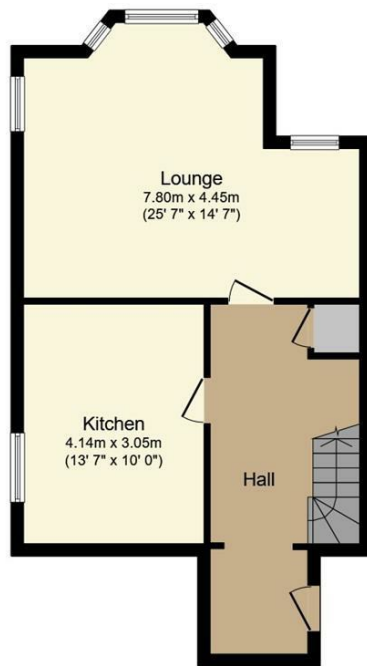
Hybrid Map



Terrain Map

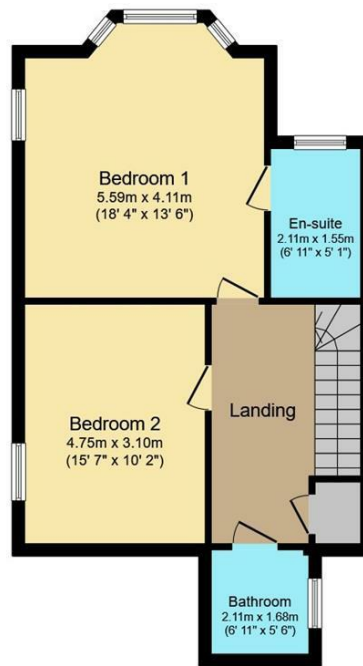


Floor Plan



Ground Floor

Floor area 49.7 sq.m. (535 sq.ft.) approx



First Floor

Floor area 49.7 sq.m. (535 sq.ft.) approx

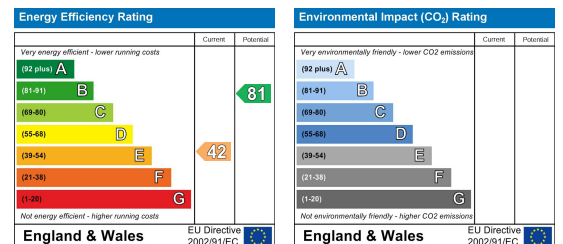
Total floor area 99.5 sq.m. (1,071 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

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.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk