



3 Villa Road, Cheddleton, ST13 7EA

Asking price £595,000

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'An old building is like a show. You smell the soul of a building. And the building tells you how to redo it.' - Cameron Mackintosh

This truly magnificent building has been respectfully and meticulously updated to exhibit timeless design and architectural beauty whilst providing all the luxuries of modern family living. With four double bedrooms and ample living accommodation, this family home provides a wonderful space to grow.

#StEdwardsPark #SemiRuralLiving #ArchitecturalSignificance

Denise White Agents Comments

Delighted to present an extremely rare opportunity to acquire a truly magnificent historical property situated on a highly desirable road within the St Edwards Park. This stunning home has been extended by the current owners to create further living space with a contemporary feel whilst maintaining many of the original period features. Boasting a secluded and luscious plot, this handsome property is nestled within surrounding greenery.

A grand and spacious entrance hall welcomes you in with an impressive stairway to the first floor accommodation with a large window allowing light to flood the space. To the front of the property is a large living room with a stunning bay window with stone mullions and log burner creating both a sense of cosiness yet grandeur. At the rear of the property is a show stopper kitchen with bifold doors, large lantern skylight, and underfloor heating creating an impeccable blend of timeless historical architecture and contemporary design. There is also a downstairs WC and Office ideal for hybrid workers or those that work from home.

The property offers four double bedrooms. The largest is situated on the ground floor with ensuite bathroom / wet room perfect for those with mobility issues or who prefer single storey living. The three further bedrooms are all well proportioned rooms with large windows looking out on to the surrounding greenery and are serviced by a superb family bathroom benefiting from separate shower and claw foot bath with feature tongue and groove panelling.

Externally, the property excels further with a spacious paved driveway to the front leading to a detached garage with electric door and useful utility room to the rear. A lawned garden area with blooming perennials such as hydrangeas and clematis soften the impressive home into its leafy surroundings. To the rear of the property is a large stone patio area with ample space for entertaining, al fresco dining, or simply relaxing with friends and family. A sloping path leads down to a large lawn

enclosed by mature hedgerow creating a safe space for children to roam and explore.

This one of a kind residence offers a chance of a lifetime to secure an immaculate property oozing character and charm with all the benefits of a modern home. With plenty of space to grow as a family both indoors and outdoors, this home showcases high quality living on St Edwards Park with both vast green spaces and local amenities on your doorstep.

Location

Situated in a most desirable, well established street which has a selection of similar period properties, originally constructed for the doctors and caretakers of the old St. Edwards Hospital.

Situated in the outskirts of the dynamic St Edwards Park venture which saw the transformation of the old St Edward's Hospital, and proved popular with buyers thanks to its leafy location and great choice of new-build and architecturally stunning, refurbished homes.

St Edward Park is situated within 122 acres of parkland and giving a unique opportunity to live in a truly idyllic location surrounded by breathtaking architecture.

Villa Road offers the best of both worlds, ideally placed for those who enjoy the sights and sounds of the country with some fabulous surrounding countryside and stunning period properties but within easy travelling distance of local amenities located in the market town of Leek.

Entrance Hall

6'8" x 20'11" (2.04 x 6.38)



Wood effect flooring. Two wall mounted radiators. Stairs to the first floor accommodation. Large under stairs storage cupboard. Two ceiling lights.

Front Room

16'5" x 13'5" (5.01 x 4.09)



Wooden flooring. Large double glazed bay window with stone mullions to the front aspect. Two wall mounted radiators. Log burner with tiled hearth and wooden surround. Picture railing. Coving. Ceiling rose. Ceiling light.

Snug

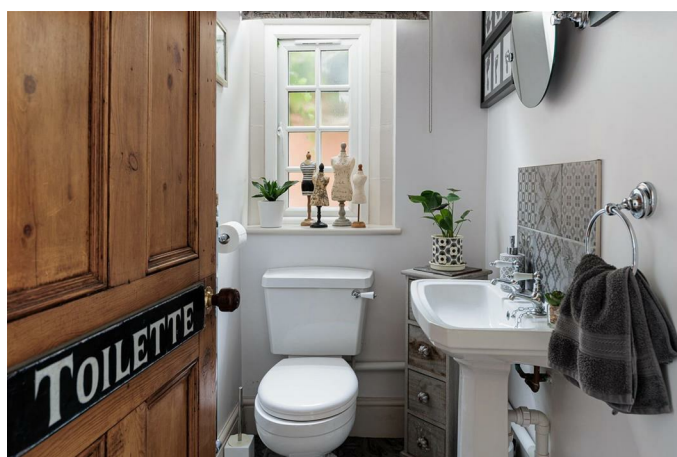
11'4" x 11'10" (3.47 x 3.62)



Fitted carpet. Wall mounted radiator. Feature window into kitchen. Picture railing. Coving. Ceiling light.

WC

5'10" x 3'7" (1.78 x 1.11)



Tiled flooring. Pedestal wash hand basin. Low level WC. Obscured double glazed window to the side aspect. Wall mounted ladder style towel rail. Ceiling light.

Office

5'10" x 6'7" (1.80 x 2.03)

Fitted carpet. Wall mounted radiator. uPVC double glazed window to the side aspect. Ceiling light.

Kitchen Diner

23'5" x 11'4" (7.14 x 3.46)



Tiled flooring. uPVC double glazed window to the side aspect. Bifold doors to the rear aspect. Lantern skylight. Spotlights. Downlights. Ceiling light.

Kitchen Area



Fitted with a range of shaker style wall and base units with granite work surfaces over. Integrated microwave, and dishwasher, stainless steel sink with mixer tap above in kitchen island. Space for a range style cooker with extractor above. Space for American style fridge freezer.

Inner hall

5'4" x 4'1" (1.63 x 1.25)

Continued tile flooring. Built in cupboard housing combination boiler. Double glazed window to the side aspect. Spotlight.

Bedroom One

14'8" x 9'5" (4.49 x 2.89)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the side aspect. Built in wardrobes. Spotlights.

En-suite / Shower Room

5'11" x 10'3" (1.82 x 3.14)



Vinyl flooring. Wall mounted radiator. Tiled walls. Wash hand basin. Low level WC. Walk in shower. Obscured uPVC double glazed window to the side aspect. Spotlights.

First Floor Landing



Fitted carpet. uPVC double glazed window to the side aspect. Ceiling light. Access to boarded loft with fitted extendable ladder.

Bedroom Two

12'4" x 10'3" (3.77 x 3.13)



Fitted carpet. Wall mounted radiator. A range of built in wardrobes with overhead storage. uPVC double glazed window with stone million to the front aspect. Ceiling light.

Bedroom Three

6'6",154'2" x 13'5" (2,47 x 4.11)



Fitted carpet. uPVC double glazed window to the side aspect. Wall mounted radiator. Ceiling light.

Bedroom Four

11'10" x 8'5" (3.63 x 2.58)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

8'1" x 6'4" (2.48 x 1.95)



Tiled flooring. Pedestal wash handbasin. Partially panelled walls. uPVC double glazed window to the rear aspect. Low level WC. Shower cubicle with shower. Clawfoot roll top bath with shower attachment. Wall mounted radiator and towel rail. Ceiling light.

Utility

10'7" x 6'3" (3.23 x 1.93)



Tiled flooring. Base units with work surfaces over. Integrated stainless steel sink and drainer unit with mixer tap above. Under counter space for washing machine, tumble dryer and fridge. Ceiling light. Composite door to the side aspect. Access into garage.

Garage

18'7" x 10'9" (5.68 x 3.29)

Concrete flooring. Power. Two ceiling lights. Electric up and over door.

Outside



To the front is a paved driveway leading to a detached garage with a lawned area to the side. To the rear is a stone patio area with a path leading to a large lawn with useful log store and outhouse. Mature well stocked borders and mature hedgerow enclose the space. At the bottom is a further paved area surrounded by mature shrubs.

Outhouse

Brick outhouse ideal for garden storage.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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.

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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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.

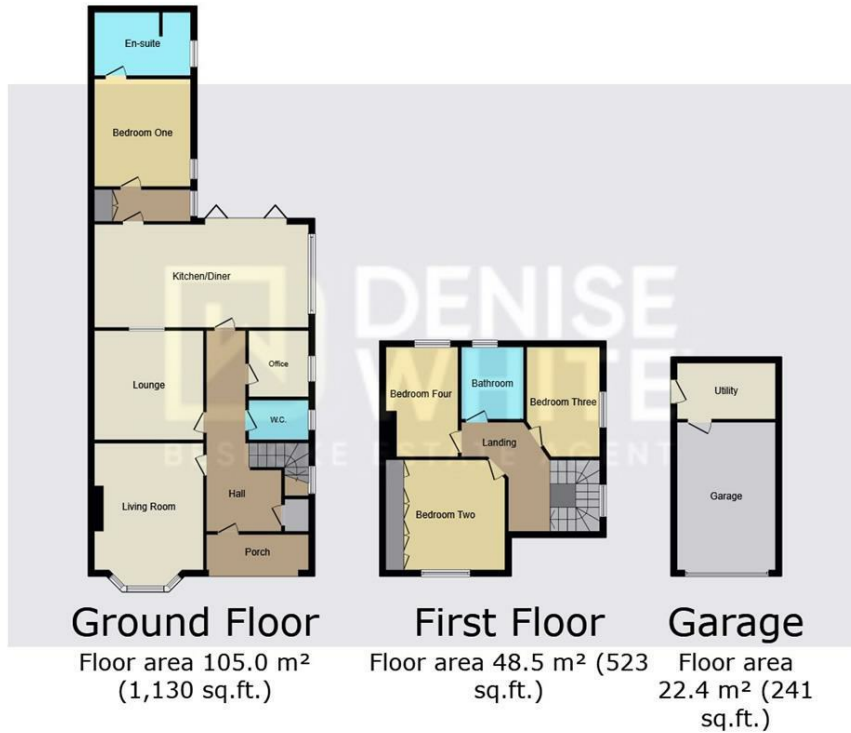
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WE WON!



Floor Plan

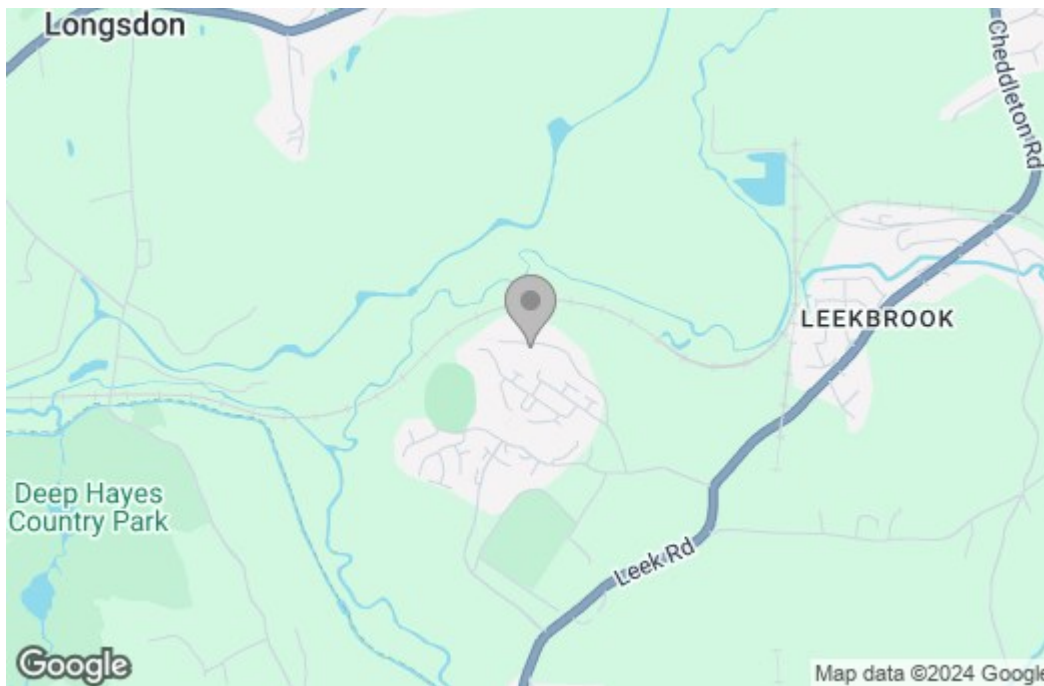


TOTAL: 176.0 m² (1,894 sq.ft.)

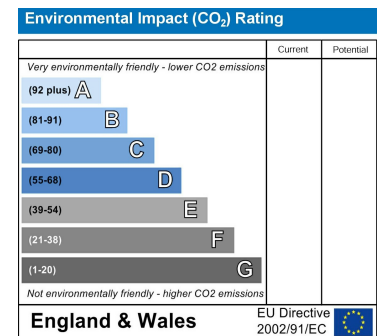
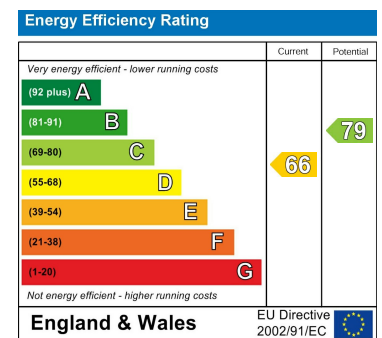
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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