



1, The Oaks Cheddle Road, Cheddleton, Staffordshire, ST13 7BH

Offers in the region of £495,000

'Under the open skies and among the fields, one finds the heart's true home.' – Unknown

Discover the joys of semi-rural living with this outstanding detached home on the outskirts of Cheddleton. Impeccably presented and offering generous living space throughout, this impressive property blends charm and character with the comfort and style of modern design.

Denise White Estate Agent Comments

Nestled on the outskirts of the highly sought-after village of Cheddleton, this exceptional four-bedroom detached property delivers executive living in a picturesque semi-rural setting. Built in 2017 as one of just four individually designed homes, the property has been further enhanced by the current owners, most notably with the addition of a stunning orangery to the rear.

Immaculately presented throughout, the interiors exude charm and sophistication. A spacious entrance hall sets the tone for the rest of the home, leading into a generous living room measuring over 22 feet. This welcoming space is beautifully appointed with a bay window to the front, a characterful brick fireplace, and a log burner—creating a warm and inviting ambiance. The living room flows seamlessly into the orangery at the rear, a light-filled space perfect for entertaining, offering views over the garden and open fields beyond.

At the heart of the home lies the standout kitchen, which perfectly combines functionality with style. Featuring classic shaker-style cabinetry, butcher block worktops, and a central island with a breakfast bar, the space blends modern convenience with country charm. Integrated appliances and a wealth of storage ensure the kitchen is as practical as it is beautiful, while French doors open directly onto the rear garden, enhancing indoor-outdoor living. A useful ground-floor WC completes the downstairs accommodation.

Upstairs, the main bedroom is a luxurious retreat, adorned with Lucie Annabel wallpaper and benefitting from a stylish en-suite shower room. Three further bedrooms are neutrally decorated and serviced by a well-appointed family bathroom.

Externally, the home is set on an excellent plot, with a well-maintained lawn and ample off-road parking to the front. Mature planting, including elegant wisteria, softens the exterior and blends the property seamlessly into its surroundings. Gated side access leads to the beautifully landscaped rear

garden, which enjoys open views of the countryside. The garden features a generous lawn, paved patios surrounding the property, well-stocked borders, and a stone patio ideal for relaxing outdoors. A greenhouse and a handy garden shed cater to gardening enthusiasts.

Offering a rare combination of modern luxury, timeless charm, and a prime semi-rural location, this remarkable home is a unique opportunity not to be missed.

Location

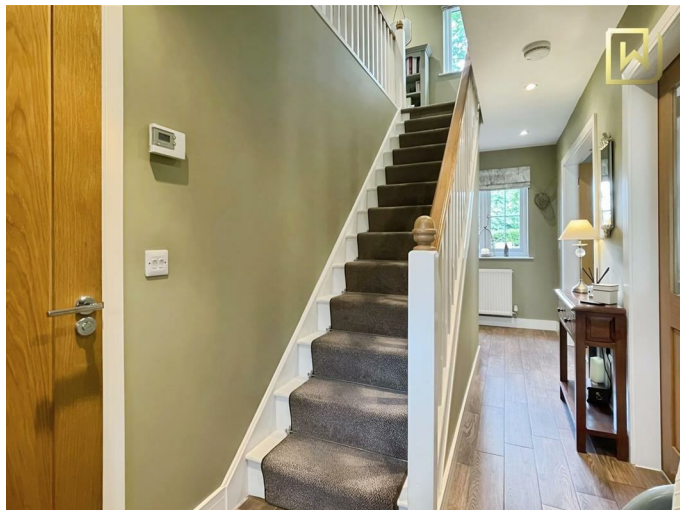
Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and a restaurant. Cheddleton is also home to a number of community groups and organizations, including a cricket club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way, and walks that follow the Caldon Canal through the Staffordshire Moorlands.

Entrance Hallway



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access to WC. Understairs storage. Access into living room. Access into kitchen. Stair to first floor accommodation. Inset spotlights.

WC

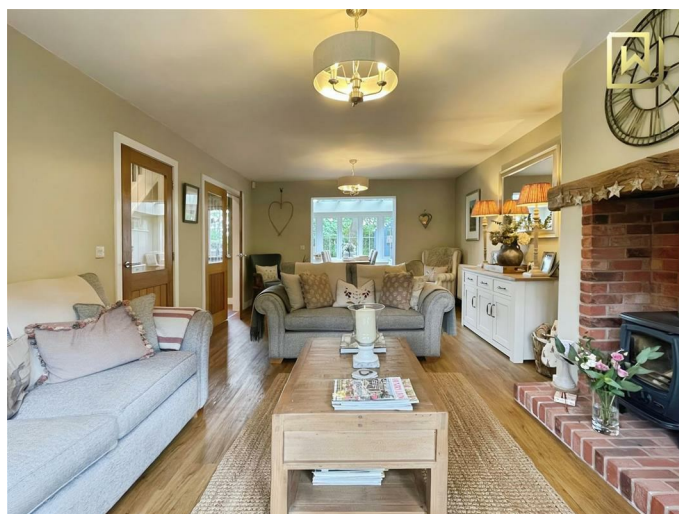
5'8" x 3'3" (1.74 x 1.01)



Wooden design flooring. Wall mounted radiator. Pedestal style wash handbasin. WC. Ceiling light.

Living Room

22'6" x 12'11" (6.87 x 3.94)



Cardine flooring. Wall mounted radiators. Brick fireplace with brick surround. Log burner. UPVC double glazed windows to the front aspect. Double doors leading into entrance hallway. Open plan access into conservatory. Ceiling lights.

Orangery

11'6" x 12'10" (3.52 x 3.92)



Cardene flooring with underfloor heating. UPVC double glazed windows to the rear and side aspect. Double doors leading to outside. Inset spotlights. Open Plan access into living room.

Kitchen

13'7" x 17'11" max (4.16 x 5.47 max)



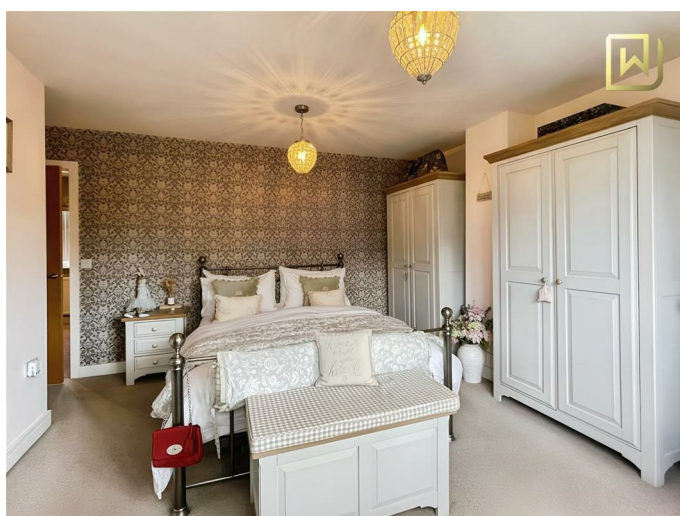
Wooden design flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. Integrated washer dryer. Lacanche cooker. American-style integrated fridge freezer. Boiler access. Drainer style sink unit. UPVC double glazed window to the front aspect. Double doors leading to outside. Access to entrance hallway. Inset spotlights. Ceiling lights.

First Floor Landing

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom One

15'7" x 13'5" max (4.76 x 4.10 max)



Fitted Carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

En Suite

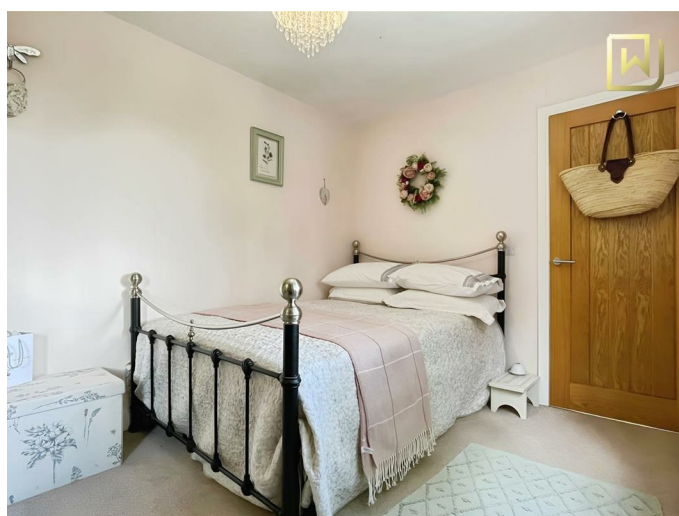
5'4" x 6'1" max (1.63 x 1.87 max)



Wooden design flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Shower cubicle with rain style shower. Obscured UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

8'8" x 12'2" (2.66 x 3.73)



Fitted Carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Fitted wardrobes. Ceiling light.

Bedroom Three

13'11" x 6'8" max (4.25 x 2.05 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Four

10'11" x 6'11" (3.34 x 2.11)



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

Bathroom

10'4" x 5'6" max (3.16 x 1.68 max)



Wooden design flooring. Wall mounted radiator. WC. Pedestal style wash hand basin. Bath tub with rain style shower attachment. Obscured UPVC double glazed window to the side aspect. Inset spotlights.

Outside



To the front of the property is a paved driveway providing off road parking for multiple vehicles with a lawned front garden and pathway leading to the front of the home. A gate to the side provides access to the rear enclosed garden which is largely turfed and boasts a stone patio seating area to the rear. There is a delightful greenhouse and garden shed as well as well stocked borders surrounding. There is also access to the rear garden from the orangery and the kitchen.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

Alarmed

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

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 Will 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.

Need A Mortgage Advisor?

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

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

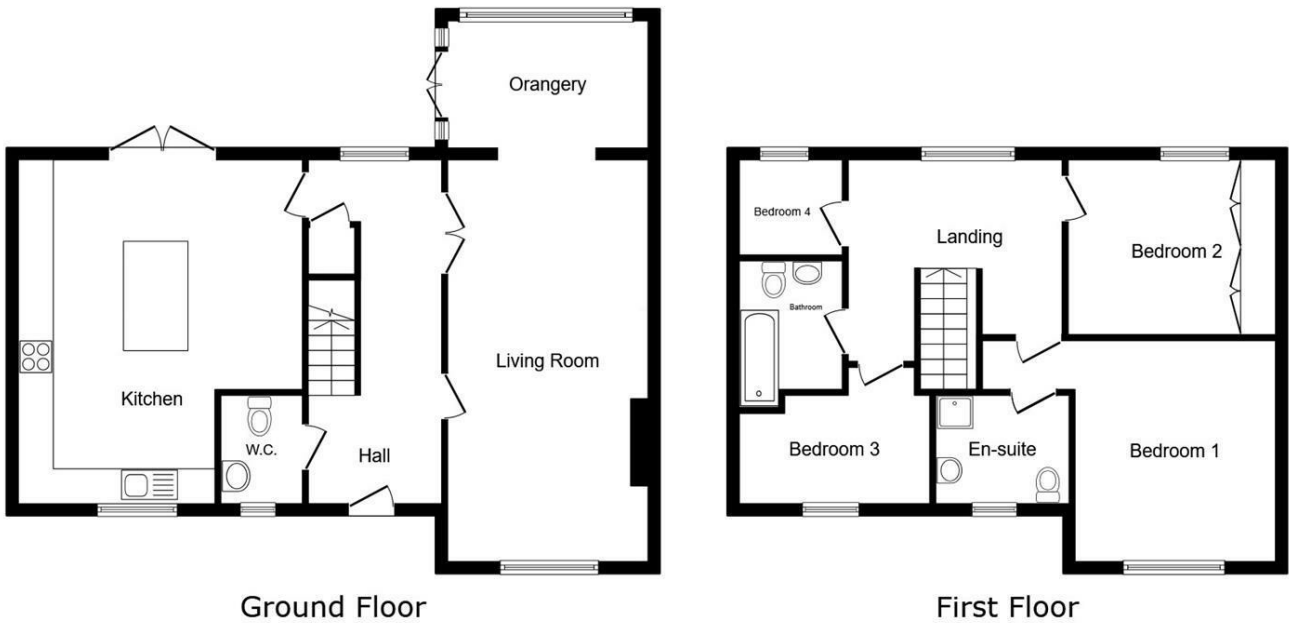
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

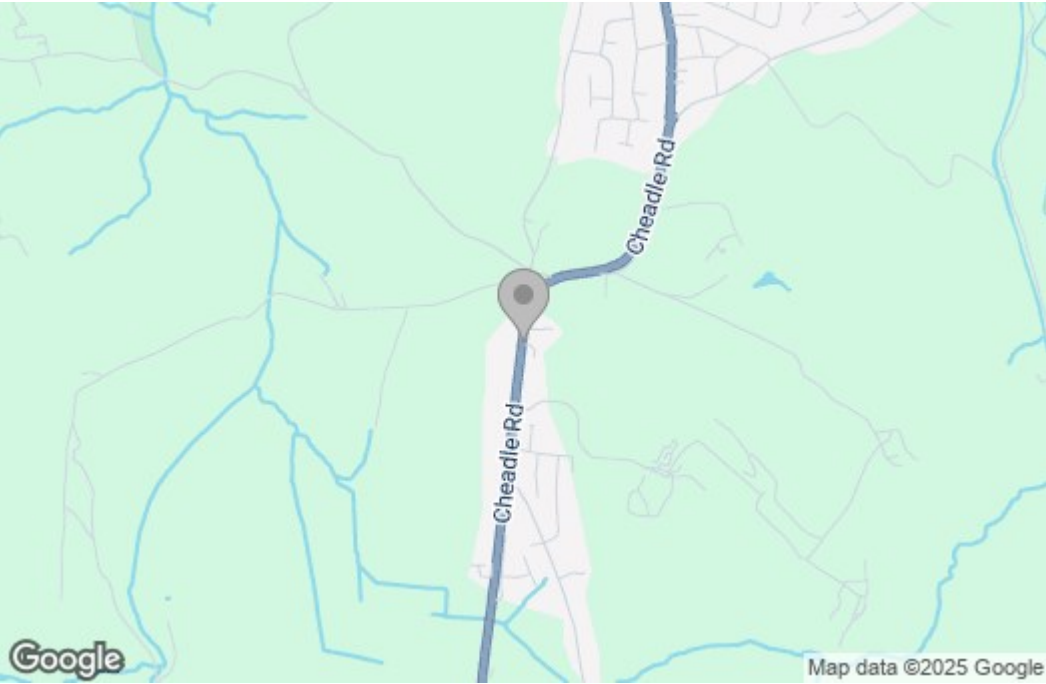
Floor Plan



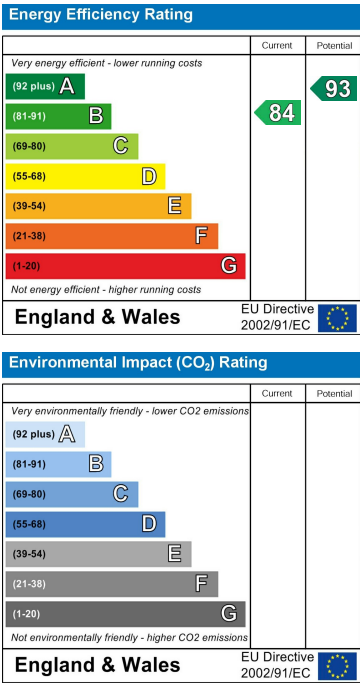
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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