



## Church View Church Lane, Stoke-On-Trent, ST11 9AG

**Offers in the region of £425,000**

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"Elegance is when the inside is as beautiful as the outside - that is true of both homes and people" ~ Coco Chanel

Church View is a Beautifully Presented 1950's Semi-Detached Family Home, tucked away on the peaceful Church Lane with enchanting views over St Margaret's Church to the front aspect, and open fields to the rear. This charming home offer a stylish Country Kitchen, Cosy Garden Room, Elegant Lounge with Inglenook Fireplace, Three Bedrooms and Three Bathrooms. Outside, a generous Driveway, Detached Single Garage and a Sizeable Rear Garden complete the picture - a true hidden gem in a picturesque village setting.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

Tucked away along peaceful Church Lane in the heart of Draycott, Church View is a most enchanting 1950s semi-detached family home, beautifully positioned overlooking the timeless silhouette of St Margaret's Church. Brimming with charm and elegance, this lovingly maintained residence offers a blend of period character and modern comfort, with captivating views and a garden that spills out to rolling countryside.

Step inside through the Entrance Porch which leads to a practical Utility Area and Downstairs WC, providing everyday convenience, and leading on to the Dining Kitchen. Here, woodblock worktops and a classic Belfast sink evoke a sense of country charm, perfectly paired with space for a range-style cooker and views over the garden beyond. A cosy garden room sits alongside the Kitchen, with French doors opening out to a patio seating area – an idyllic spot for morning coffee or evening wine as the sun dips behind the fields.

From the Kitchen, wander through to the Inner Hallway, where you'll find the formal Lounge. A room designed for both relaxation and entertaining, it's framed by two elegant bay windows and centred around a characterful exposed brick inglenook fireplace with inset lighting and an open fire – the perfect setting for fireside evenings as the seasons change.

Upstairs, the main bedroom offers a tranquil sanctuary, gazing out across to the historic church spire. The luxurious en-suite bathroom has been beautifully updated and now features a sumptuous double-ended freestanding bath with brushed brass fittings, alongside built-in wardrobes providing ample storage, and in turn leading through to a loft storage area - your very own Narnia! A second double bedroom and a stylish family shower room complete the first floor, along with a small Third Bedroom or quiet study area – ideal for a nursery or home working in peace. From here, stairs rise to the top floor, where you'll find a versatile Attic Room which enjoys its own en-suite Shower Room.

Outside, the home continues to delight. A generous driveway and front lawn offer a smart approach, while double gates open to reveal a secret haven behind. The rear garden is a true jewel – a generous patio for dining and relaxing, leading onto a deep expanse of lawn that gently falls away to open countryside, offering breathtaking views, total privacy, and a sense of space so rarely found.

With its timeless setting, graceful interiors and garden that feels like a countryside dream, Church View is more than just a home – it's a place to fall in love with, time and time again.

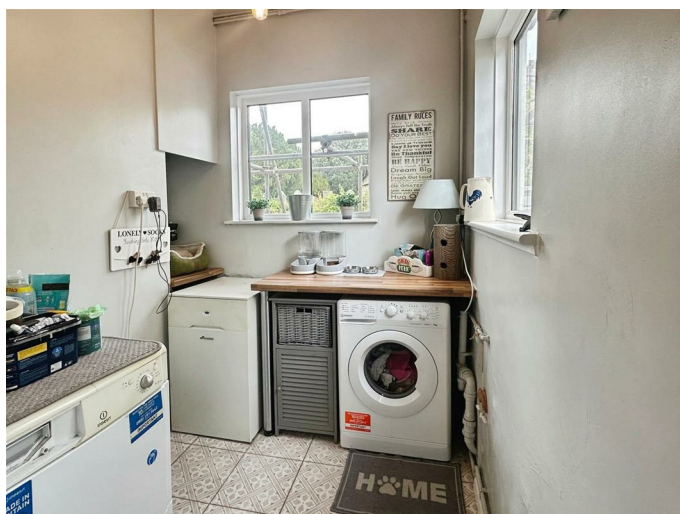
### Entrance Porch



Composite entrance door to the side aspect. Tiled flooring. Ceiling light. Cloaks storage cupboard off. Opening into the utility room. Doors leading into the downstairs toilet and dining kitchen.

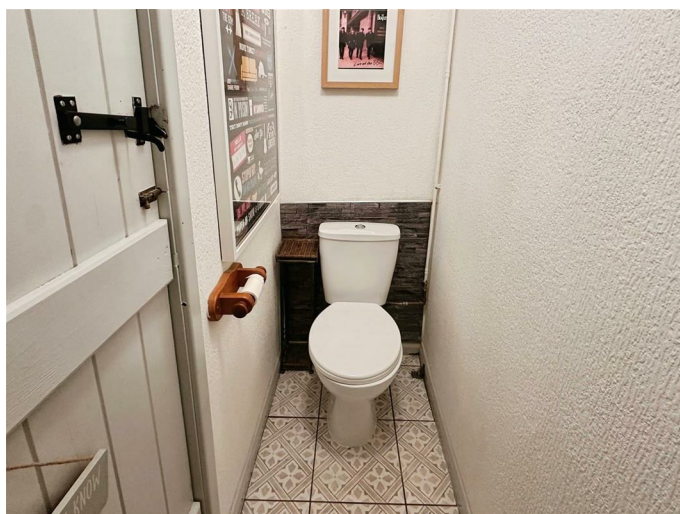
### Utility Room

6'7" x 5'10" (2.01 x 1.78)



Tiled flooring. Floor mounted Worcester oil fired combination boiler. Plumbing for automatic washing machine. uPVC windows to the front and side aspect. Ceiling light.

### WC



Fitted with a low-level WC and vanity wash hand basin unit with mixer tap. Tiled flooring. Part tiled walls. Ceiling light.

### Dining Kitchen

14'2" x 7'3" extending to 20'1" max (4.33 x 2.23 extending to 6.14 max)



Fitted with a range of wall and base units with wood block work surfaces over incorporating a Belfast sink unit with mixer tap. Integrated dishwasher. Space for fridge freezer and range style cooker with extractor hood over. Tiled flooring. Part tiled walls. Two uPVC windows to the rear aspect. Two ceiling lights. Two radiators. Doors leading to the inner hallway and into: –

### Garden Room

12'0" x 6'8" (3.67 x 2.05)



Carpet. Radiator. uPVC French doors leading to the rear garden. Ceiling light.



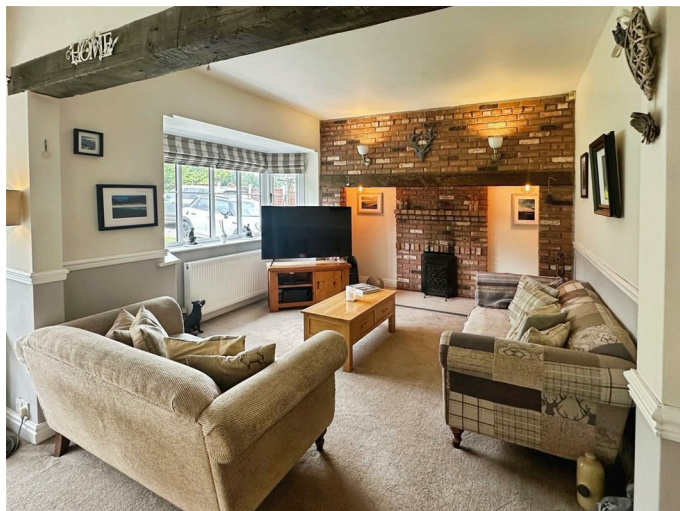
## Inner Hall



Carpet. Radiator. Stairs off leading to the first floor. Under stairs storage. Ceiling light. Door leading into:-

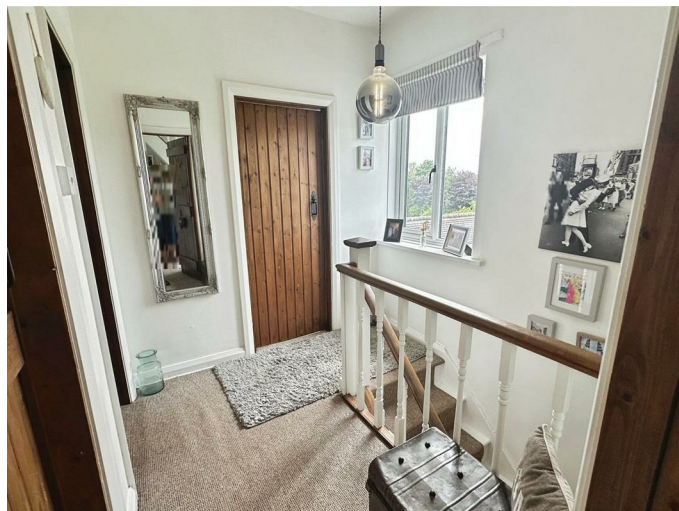
## Lounge

25'1" max in to fireplace x 12'6" extending to 14'  
(7.66 max in to fireplace x 3.82 extending to 4.5)



Carpet. Two radiators. Exposed brick inglenook fireplace with inset lighting housing an open fire with tiled hearth. uPVC bay window and French doors to the front aspect. Exposed beams. Two wall lights.

## First Floor Landing



Carpet. uPVC window to the rear aspect. Ceiling light. Doors leading into:

## Bedroom One

11'1" x 10'9" (3.4 x 3.3)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Door leading into: -



## Ensuite

9'1" x 7'4" (2.77 x 2.26)



Fitted with a beautiful suite comprising of a sumptuous double ended bath with a freestanding brushed brass shower mixer tap. Low-level WC. Wall mounted vanity wash hand basin unit with countertop sink and freestanding brushed brass mixer tap. Laminate flooring. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Fitted with a range of built-in wardrobes which in turn lead to undereaves storage. Exposed beams to the ceiling. Ceiling spotlights.

## Bedroom Two

13'5" x 10'9" (4.11 x 3.28)



Carpet. Radiator. uPVC window to the front aspect. Built-in storage to the alcove. Two wall lights.

## Shower Room

7'2" x 6'11" (2.2 x 2.11)



Fitted with a vanity unit housing a wash hand basin and back to wall WC. Walk-in shower with rainfall showerhead. Laminate flooring. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

## Office/Bedroom Three

9'9" x 7'1" max (2.98 x 2.16 max)



Carpet. Radiator. uPVC window to the rear aspect. Built-in storage cupboards. Wall light. Stairs leading to the second floor.



## Attic Room

11'9" x 11'0" (3.59 x 3.37)



Carpet. Radiator. Built in storage cupboards. Velux window to the rear aspect. Exposed beams. Ceiling spotlights. Door leading into:-

## Ensuite

9'2" x 8'3" (2.80 x 2.52)



Fitted with a suite comprising of wall mounted vanity unit housing a countertop sink with freestanding mixer tap, low-level WC and shower cubicle with electric 'Triton' shower. Laminate flooring. Radiator. Built-in storage cupboards. Velux window to the rear aspect. Ceiling spotlight.

## Outside



Church View is approached over a gravelled driveway which provides ample off road parking and sits alongside a well maintained lawned garden. Double gates to the side of the property lead through to a Detached Single Garage and in turn to the rear garden.

## Single Garage



With a wooden Garage Door to the front aspect and uPVC door to the side aspect. Power and light.

## Rear Garden



The garden at Church View provides a beautiful, natural outdoor space that perfectly complements the charm of the home and its idyllic village setting.

Beyond the double gates, this generous and well maintained garden unfolds like a secret sanctuary. A paved patio sits just outside the garden room, offering the perfect place for alfresco dining, lazy Sunday brunches or evening drinks in the warmer months. From here, the garden gently stretches out, revealing a wide expanse of lawn bordered by mature planting and framed by peaceful countryside beyond.

The setting is blissfully private, with lovely views across open fields creating a sense of calm and rural seclusion, while the silhouette of St Margaret's Church to the front adds a timeless village charm. Whether it's watching the seasons change, hosting garden parties with friends, or simply enjoying the birdsong and soft rustle of the trees, this outdoor space offers a rare blend of space, tranquillity and natural beauty.

At the foot of the garden, the boundary all but disappears into the open landscape, making it feel as though the countryside is an extension of your own back lawn – a dream for nature lovers and those seeking a quieter pace of life.

## Agents Notes

Tenure: Freehold

Services: Mains electricity, water and drainage connected. Oil fired central heating.

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



"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.

### **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.

### **Property To Sell?**

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!**

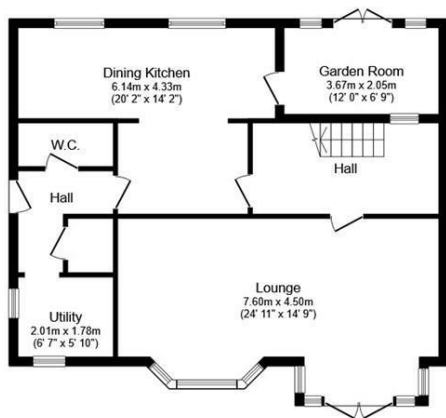
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

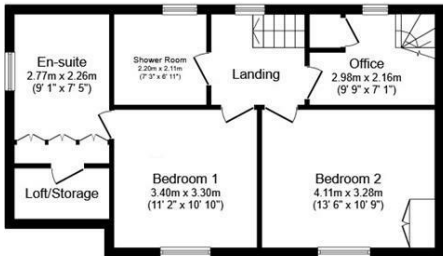
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



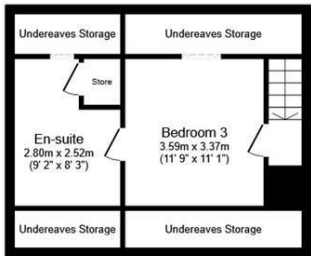
Floor Plan



Ground Floor  
Floor area 81.4 sq.m. (876 sq.ft.)



First Floor  
Floor area 53.6 sq.m. (577 sq.ft.)



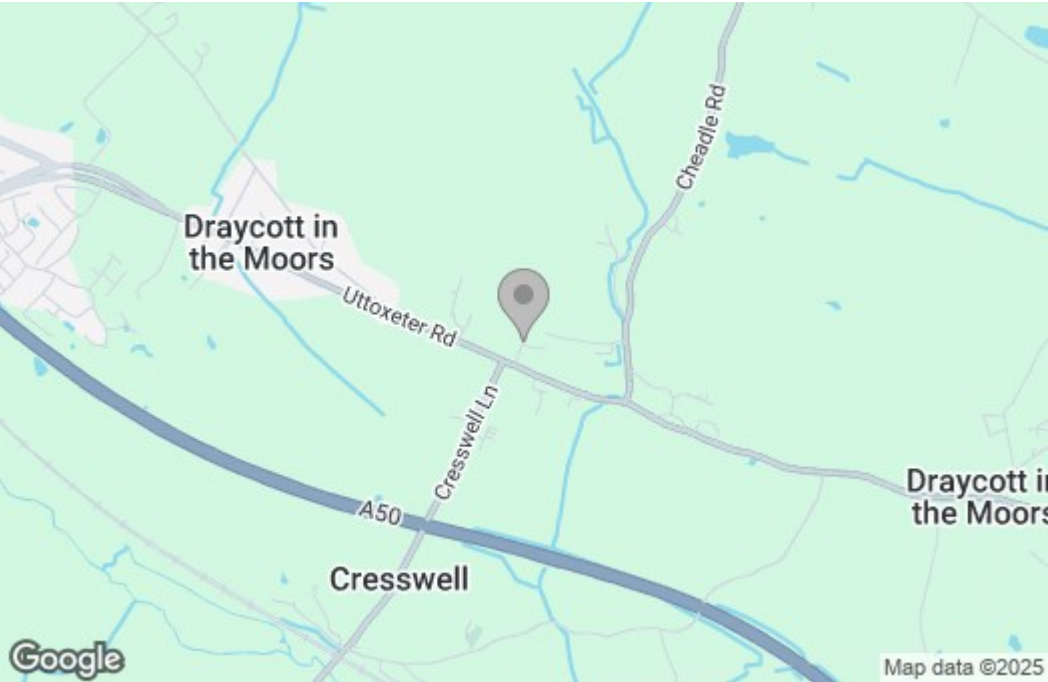
Second Floor  
Floor area 25.2 sq.m. (271 sq.ft.)

Total floor area: 160.2 sq.m. (1,724 sq.ft.)

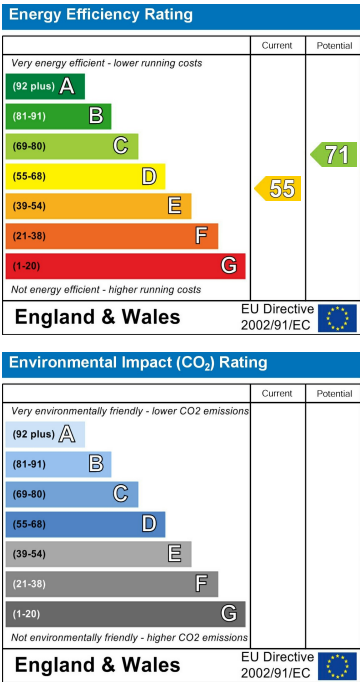
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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