



The Brambles, Windmill Hill, Rough Close, Staffordshire

**Tinsley  
Garner**  
independent property expertise









### The Property

The Brambles occupies a large elevated plot with far reaching westerly views to the rear. This is a modern house with a traditional feel, and one that has been extensively updated and improved by its current owners to provide spacious, beautifully appointed accommodation which caters for all the requirements of 21st century family life. In addition to the main house there is a large detached garage with self-contained snooker room over. All in all a lovely house in a great location

### Ground Floor Accommodation

Recessed Porch, Entrance Hall, Cloakroom, Lounge, Breakfast Kitchen, Family Room & Conservatory. Utility Room

### First Floor Accommodation

Gallery Landing, Main Bedroom with En-Suite Bathroom and walk-in Closet, three further bedrooms, "Jack n Jill" family bathroom. The main bedroom en-suite and second bedroom have balconies to the rear.

### Garage & Snooker Room

Detached 2 car garage with additional space for storage. Side door with stairs to the first floor Snooker Room which has an en-suite shower room. Would make the perfect annexe or home office

### Gardens & Grounds

The house is set in approximately 0.75 acres of gardens in an elevated position on the Western side of Windmill Hill, adjoining Rough Close Common at the rear and enjoying far reaching westerly views over Cocknage Woods towards The Potteries in the distance. The house is approached over a sweeping block paved drive with electric gates, leading to a parking area and detached two car garage which has a snooker room / annexe over.

The gardens are mainly lawn with hedge borders and established trees and borders throughout. Immediately to the rear we have a paved patio and outdoor kitchen with BBQ,, wooden summer house and raised deck with pergola.





#### The Area

Rough Close is a popular residential area located on the southern tip of The Potteries, about 4 miles from Stone and easily accessible to the whole of mid and north Staffordshire. There are plenty of amenities within walking distance, including a variety of shops, two pubs and a primary school. Countryside walks are literally on your doorstep with a gate leading on to Rough Close Common at the bottom of the garden, where you will discover 50+ acres of Staffordshire's finest dog walking terrain and the National Trust Downs Banks are a little over 3 miles away in Barlaston village.

Travel a little further afield and you will find the renowned Wedgwood Visitor Centre, and prestigious Lunar Restaurant operated by Michelin starred chef Niall Keating close by in Barlaston village. About 5 miles away are the spectacular Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in wait of exploration, along with a unique shopping village, garden centre and regular outdoor events.

Minutes away from the A50 and M6, the property is within easy commuting distance of The Potteries, Stone, Leek & Uttoxeter and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hours drive.















**General Information**

Services: Mains gas, water, electricity & drainage. Gas central heating. The snooker room / annexe has an independent heating system

Council Tax Band G

Viewing by appointment

Freehold Asking Price £895,000

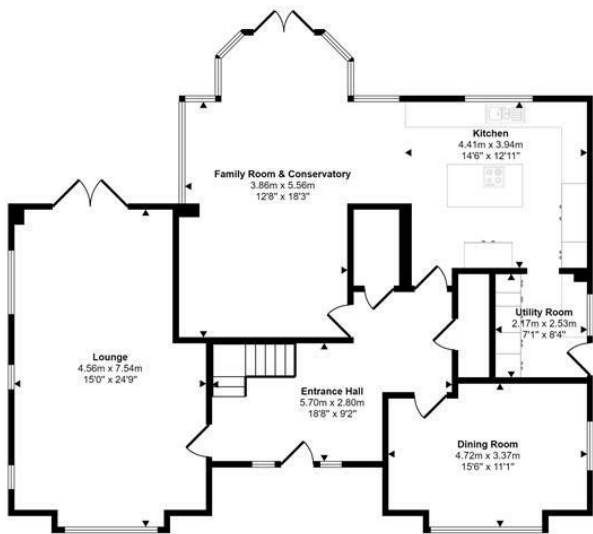
For sale by private treaty, subject to contract.  
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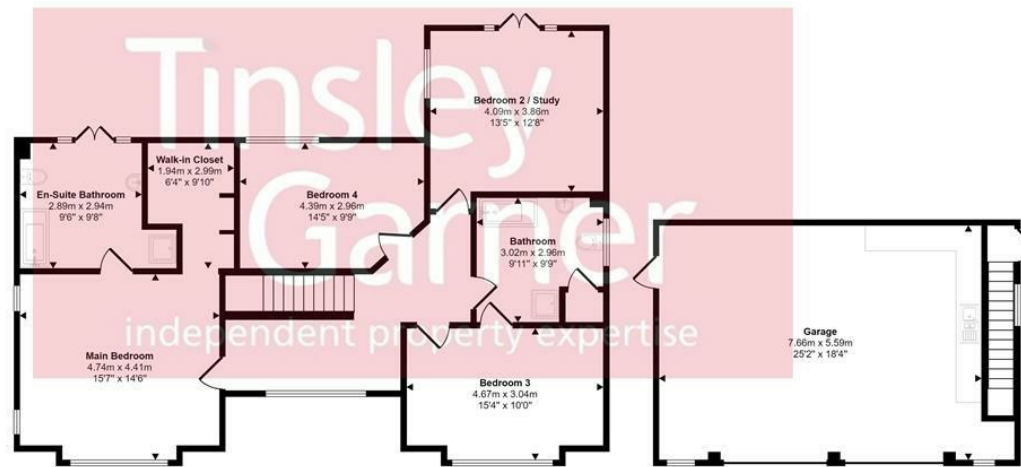




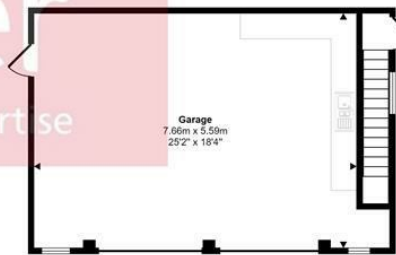
Approx Gross Internal Area  
319 sq m / 3429 sq ft



Ground Floor  
Approx 123 sq m / 1326 sq ft



First Floor  
Approx 106 sq m / 1140 sq ft



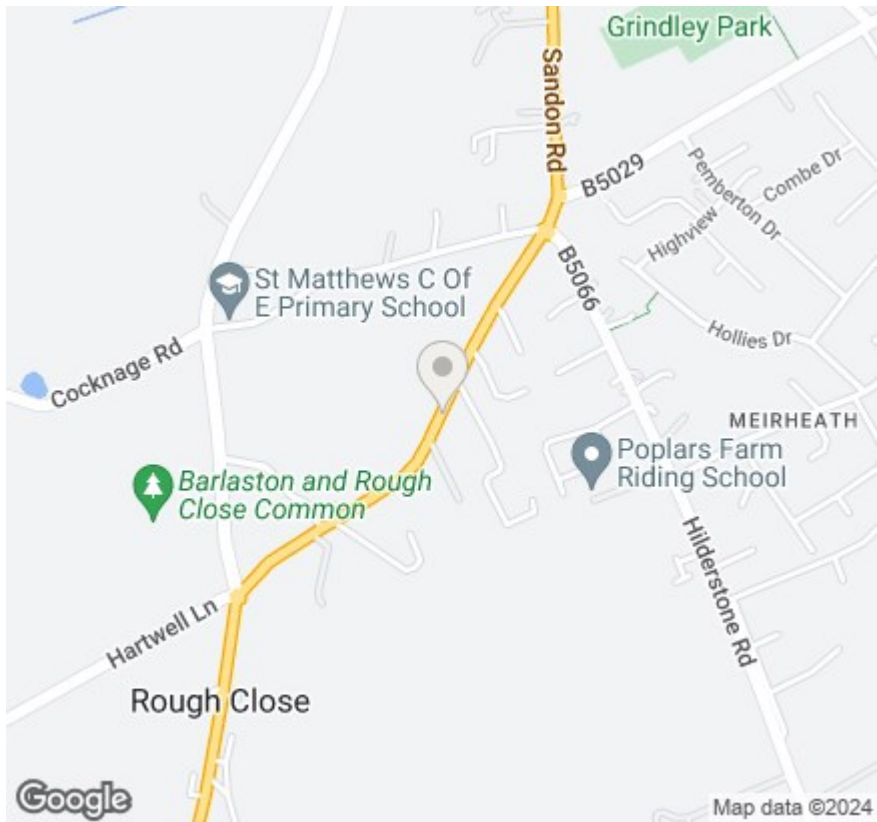
Second Floor  
Approx 47 sq m / 507 sq ft



Garage First Floor  
Approx 42 sq m / 456 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.













The Market House Mill Street  
Stone  
Staffordshire  
ST15 8RA

01785 811800

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