



The Old Vicarage, Cheadle Road, Draycott in the Moors, Staffordshire

**Tinsley
Garner**
independent property expertise





A striking contemporary family home set in ¼ acre of gardens in a discreet location on the edge of Draycott village. The house has been completely re-imagined by the current owners to create a bright & spacious high-spec family home which combines a sense of modern elegance with a warm and inviting atmosphere, whilst catering for every requirement of modern family life. The spacious open plan living areas are ideal for entertaining guests or simply relaxing with your loved ones and the large private gardens surrounding the house provide a peaceful retreat with oodles of space for outdoor living whilst enjoying the beautiful open views. Located in a quiet village setting, this property offers the perfect balance between tranquillity and convenience. Whether you are looking for a peaceful escape from the city or a place to raise a family, this house has it all.

Reception Hall

Welcoming reception area with contemporary style front door with full height windows to the side. Amtico floor and open tread oak staircase. Glazed double doors lead through to the kitchen.

Cloaks / Shower Room

Suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tile floor. Door through to the utility room.

Open Plan Living Space

A striking open plan living space with lofty vaulted ceilings, apex window overlooking the gardens and French doors opening to a sheltered patio area. Chimney breast with raised hearth and wood burning stove.

Kitchen / Dining / Family Room

A large kitchen with adjoining open plan dining area and family room / gym. The kitchen features an extensive range of wall & base cupboards with painted shaker style cabinet doors and white quartz counter tops with inset sink unit. Full range of integrated appliances including; ceramic induction hob with extractor over, eye level double oven & microwave, refrigerator, freezer and dish washer. Ceramic tile floor extending to the dining area and family room.

The adjoining family room has a tall apex window to the rear and French doors opening to the patio area.

Laundry

With fitted cabinets matching the kitchen, concealed appliances. Ceramic tiled floor. Plant room off housing the hot water cylinder and heating system.

Study

The study is off the living space, front facing window with garden views and side door to the gardens.

Bedroom 3

A large double bedroom on the upper ground floor of the house with windows to the rear and side of the house with garden views.

First Floor Landing

Bedroom 1

A large double bedroom with windows to the front and side of the house enjoying open views across farmland.

Bedroom 2

Double bedroom with window to the rear enjoying open views.



En-Suite Shower Room

Suite comprising; corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tile floor and part tiled walls.

Bedroom 4

Double bedroom with window to the side of the house with open views.

Bathroom

A luxurious bathroom featuring an end to end bath with chrome filler and hand shower, vanity basin & WC. Ceramic wall tiling to the shower area and tiled floor. Window to the front of the house.

Outside

The house occupies a large plot extending to approximately $\frac{3}{4}$ acre, in an elevated position adjoining farmland to three boundaries and St Margaret's Church to the northern boundary. The gardens are beautifully landscaped taking full advantage of the mature plot and incorporating areas for outdoor living. The house opens out onto several patio areas with a large paved area to the rear incorporating a large ornamental pond and raised area with a modern pergola and hot tub. Extensive lawn areas, planted borders and mature trees.

Driveway & Parking

The house is approached over a long private lane off Cheadle Road which leads to a gated driveway with parking for a number of cars and a large detached two car garage with electrically operated door.

General Information

Services; Mains water, drainage & electricity. Oil fired central heating.

Tenure; Freehold

Council Tax Band F

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion

The Area

Draycott in the Moors is a rural hamlet located to the south of The Potteries, 9 miles from Uttoxeter, 3 miles from Cheadle and within a few minutes drive of the A50 making it easily accessible to M6 jct 15 9 miles and Derby 30 miles. There are mainline railway stations at Stoke-on-Trent, Stafford and Derby and there are 3 international airports within 1 hours drive. In the immediate area there is an Italian restaurant within walking distance, Draycott Sports Centre is a 10 minute walk and day to day amenities can be found in nearby Blythe Bridge and Tean.

Directions

Approaching from the A50 turn left off the Uttoxeter Road at the junction with Cheadle Road by the Villa Verde restaurant, follow Cheadle Road for approx 100 metres and you will see a farm track on the left. Turn here and proceed to the top of the lane.



Approx Gross Internal Area
206 sq m / 2213 sq ft



Ground Floor
Approx 142 sq m / 1524 sq ft

First Floor
Approx 64 sq m / 689 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC







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