



Arbury, 137 Barlaston Old Road, Trentham ST4 8HJ

**Tinsley  
Garner**  
independent property expertise





Unexpectedly re-marketed due to broken chain! A rare opportunity to acquire a detached family home in one of the area's most desirable and sought after residential locations, on the outskirts of Trentham overlooking the second fairway at Trentham Golf Club. Arbury occupies a large established plot, set well back from the road in an elevated position with far reaching views over the golf course and is within strolling distance to the clubhouse.

The house itself has been extensively remodelled and upgraded by the present owners, including re-configuration of the ground floor layout, with bespoke dining kitchen and family room, double glazed windows throughout and a new central heating system. This is a lovely property which offers beautifully appointed accommodation catering for every requirement of twenty first century family life whilst being within easy reach of local schools and a host of amenities in Trentham and the wider area.

Accommodation

.Enclosed Porch

Entrance Hall

A welcoming reception area which has a wooden part glazed front door and stained glass window to the front of the house, Turned staircase with storage cupboard below. Radiator.

Sitting Room

A bright & airy living room which has a large window to the side of the house and a bay window to the front with a lovely vista over the golf course. Adams period style fireplace with tile hearth and wood burning stove. TV aerial connection. Two radiators.

Open Plan Kitchen / Dining / Family Room

A fabulous open plan living space incorporating the kitchen, dining room and family room. Three sets of French doors, two to the rear opening to the gardens and one to the front opening onto a verandah with views over the golf course. Bespoke kitchen by Milford Kitchens featuring a range of traditional style painted cabinet doors with coordinating granite work surfaces, dresser unit and island with inset sink unit and breakfast bar seating four. Integrated appliances comprising; 5 burner gas hob, twin built-under electric ovens, fully integrated dish washer and housing for an American style fridge/freezer. Oak wood effect flooring throughout.

### Family Room

Adjoining family room with French windows to the front of the house. chimney breast with wood burning stove and wooden mantle, installation for a wall mounted TV.

### Rear Hall

Door to the side of the house

### Cloakroom

Fitted storage to one wall, Belfast sink unit & WC. Wood effect flooring. Radiator.

### Stairs & Landing

Turned staircase from the entrance hall to a spacious landing with lots of natural light from a large internal skylight.

### Bedroom 1

Spacious double bedroom with windows to the front and side of the house enjoying panoramic views over the golf course. Built-in wardrobes to one wall. Radiator.

### Dressing Area

Adjoins the main bedroom with window to the rear of the house and door through to the en-suite bathroom. Fitted wardrobe and dressing table..

### En-Suite Bathroom

With suite comprising: bath, pedestal wash basin & WC. Ceramic wall tiling to full height. Window to the rear of the house. Radiator.

### Bedroom 2

Double bedroom with windows to the front and side of the house. Built-in wardrobes to one wall. Radiator.

### Bedroom 3

Spacious double bedroom with window to the front of the house enjoying far reaching views over the golf course. Large built-in wardrobe. Radiator.

### Bedroom 4

Smaller double bedroom with windows to the side and rear of the house. Radiator.





### Family Bathroom

A stylish upgraded family bathroom featuring; bath with thermostatic rain shower over, wash stand with inset sink and marble top, WC. Ceramic wall tiling to the shower area, ceramic wood effect flooring. Chrome heated towel radiator. Rear facing window overlooking the garden.

### Outside

The house is in a lovely position on Barlaston Old Road set well back from the road in a slightly elevated position with views to the front over the second fairway at Trentham Golf Club. Gardens front and rear which are mainly lawn with established borders, hedges and trees. Extensive parking to the front and rear of the house and a detached double garage with up and over door.

### The Area

Conveniently located within 15 minutes walk of the award winning Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in await of exploration, along with a unique shopping village, garden centre and regular outdoor events. Just over 2 miles away you will find Barlaston village with a host of amenities including the renowned Wedgwood Visitor Centre, and prestigious Lunar Restaurant operated by Michelin starred chef Niall Keating,

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford 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 hour drive

### General Information

Services: Mains gas, water, electricity & drainage. Mains gas central heating.

Council Tax Band G

Viewing by appointment

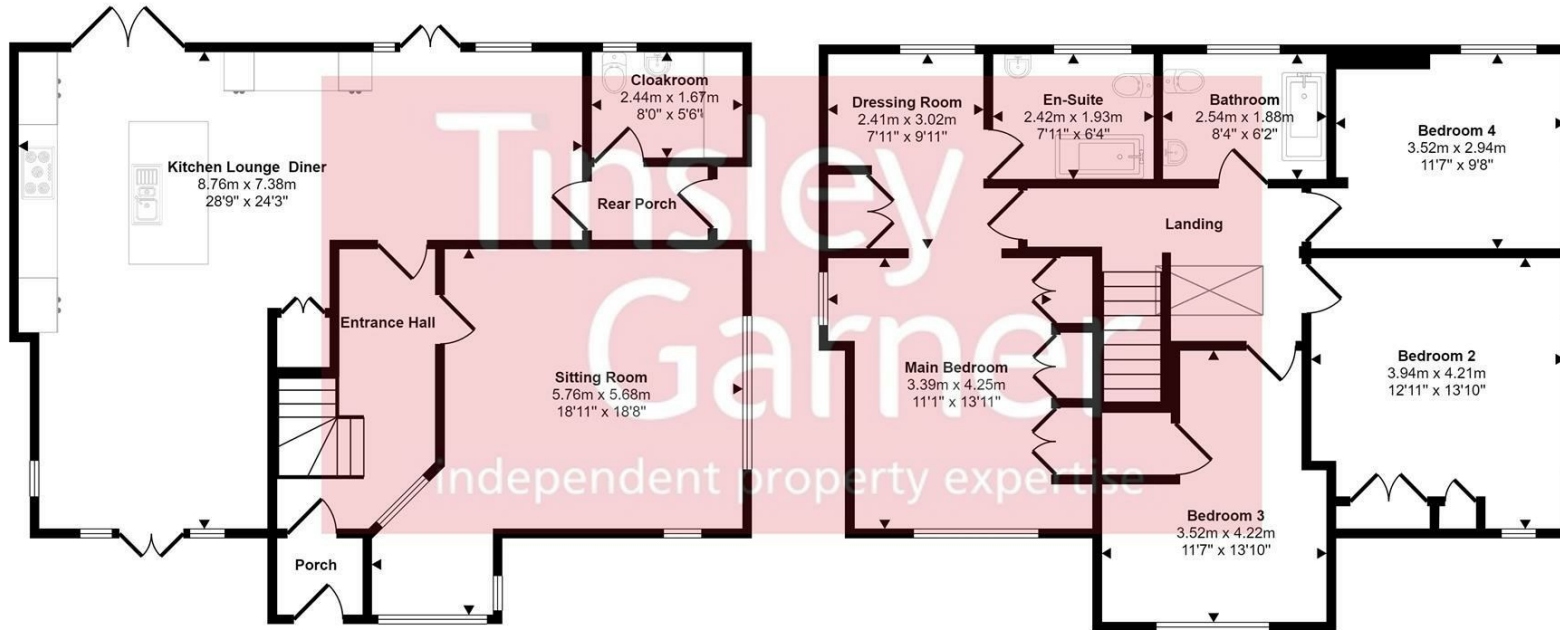
Freehold Asking Price £915,000

For sale by private treaty, subject to contract.

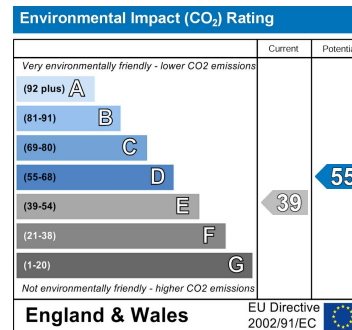
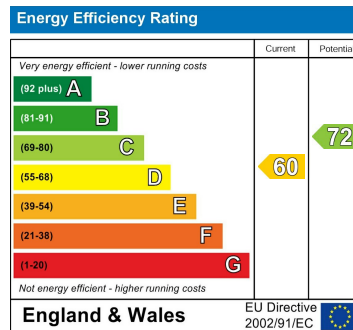
Vacant possession on completion.



Approx Gross Internal Area  
173 sq m / 1867 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

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