



Oak House, Shut Lane Head, Butterton, Newcastle-under-Lyme,  
Staffordshire ST5 4DS

**Tinsley  
Garner**  
independent property expertise





Nestled in the prestigious area of Shut Lane Head, Butterson, this exquisite period detached house offers a remarkable blend of historical charm and modern luxury. Spanning an impressive 5,800 square feet, this spacious family home is perfect for those seeking both comfort and elegance.

The property boasts five generously sized reception rooms, providing ample space for entertaining guests or enjoying quiet family time. With four well-appointed bedrooms, there is plenty of room for family members or visitors, ensuring everyone has their own private sanctuary. The three bathrooms are thoughtfully designed, catering to the needs of a busy household while maintaining a sense of style and sophistication.

Originally built around 400 years ago, this home has undergone significant modernisation and renovation, with a major update completed in 1996 and a tasteful extension added in 2014. This careful blend of old and new creates a unique atmosphere, where period features harmoniously coexist with contemporary conveniences.

Set in one of North Staffordshire's most exclusive residential areas, this luxurious property is not only a home but a lifestyle choice. The surrounding landscape offers a tranquil setting, perfect for those who appreciate the beauty of nature while still being within easy reach of local amenities and transport links.

In summary, this stunning detached house on Shut Lane Head is a rare opportunity to acquire a luxurious family home in a sought-after location. With its spacious layout, modern amenities, and rich history, it is sure to impress even the most discerning buyers.

## Accommodation

### Downstairs

Canopy porch leads into a welcoming dining hall, where original oak beams, a warm wooden floor, and a chimney breast with open fire set the tone for the home's character and comfort. From here, a panelled inner hall with turned staircase rises to the first-floor gallery landing, and discreetly tucked away is the downstairs cloakroom. The sitting room is brimming with character, featuring a beamed ceiling and original exposed timber frame that naturally creates a cosy snug area. With a dual aspect overlooking the gardens, a chimney breast with wood-burning stove, French doors to the front, and double doors flowing into the garden room and kitchen, it's a space as practical as it is inviting. The open-plan kitchen, added in 2014, is the heart of the home – a fabulous space for living, dining, and entertaining. It boasts a bespoke hand-painted design with an Aga range, a large island with breakfast bar, and bi-fold windows that open to the garden for a true inside-outside feel. Practicality is just as well considered, with a boot room and utility room directly off the kitchen, and a quiet study off the entrance hall that leads through to the garage and the staircase to the gym.

### Upstairs

The gallery landing is a striking feature in itself, with a tall vaulted ceiling, exposed beams, and an original timber frame lending warmth and character. The main bedroom is a true retreat – enjoying a triple aspect with garden views and west-facing vistas across the beautiful Staffordshire countryside. It includes an adjoining dressing area and a luxurious en-suite bathroom. The guest bedroom offers its own touch of indulgence, with a walk-through dressing area leading to a full en-suite bathroom. Two further double bedrooms provide generous family or guest accommodation, served by a stylish family shower room.



## Gym

The gym is part of, yet distinct from, the main house – accessed via a hidden staircase from the study. This versatile room is suited to a wide range of uses, whether as a dedicated fitness space, studio, or hobby room. It features a tall vaulted ceiling with six skylight windows, an oak floor, and installation for a wall-mounted TV. A cloakroom with WC adds further convenience.

## Outside & Gardens

Oak House is discreetly positioned at the end of a quiet lane, backing onto open farmland along the rear boundary. A long gravel driveway, accessed via remotely operated wooden gates, provides an elegant approach to the property. There is generous parking for several vehicles, along with a large two-car garage and a substantial brick-built store to the rear of the house. The gardens wrap around three sides of the property, ensuring sunshine throughout the day. They are mainly laid to lawn and bordered by tall hedges for seclusion, with extensive planted borders adding colour and interest. Several paved patio areas offer perfect spots for outdoor dining and relaxation. The property does have a couple of nearby neighbours but the gardens enjoy complete privacy.

## The Area

Shut Lane Head is an exclusive residential location about 2 miles to the west of Newcastle-under-Lyme with countryside walks on the doorstep.

Minutes away from the Royal Stoke Hospital complex and Keele University and within easy reach of the A34, A500 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from the Royal Stoke Hospital complex. Stoke-on-Trent station is nearby: 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 electricity & water. Drainage to a septic tank. Oil fired central heating.

Tenure; Freehold

Council Tax Band D

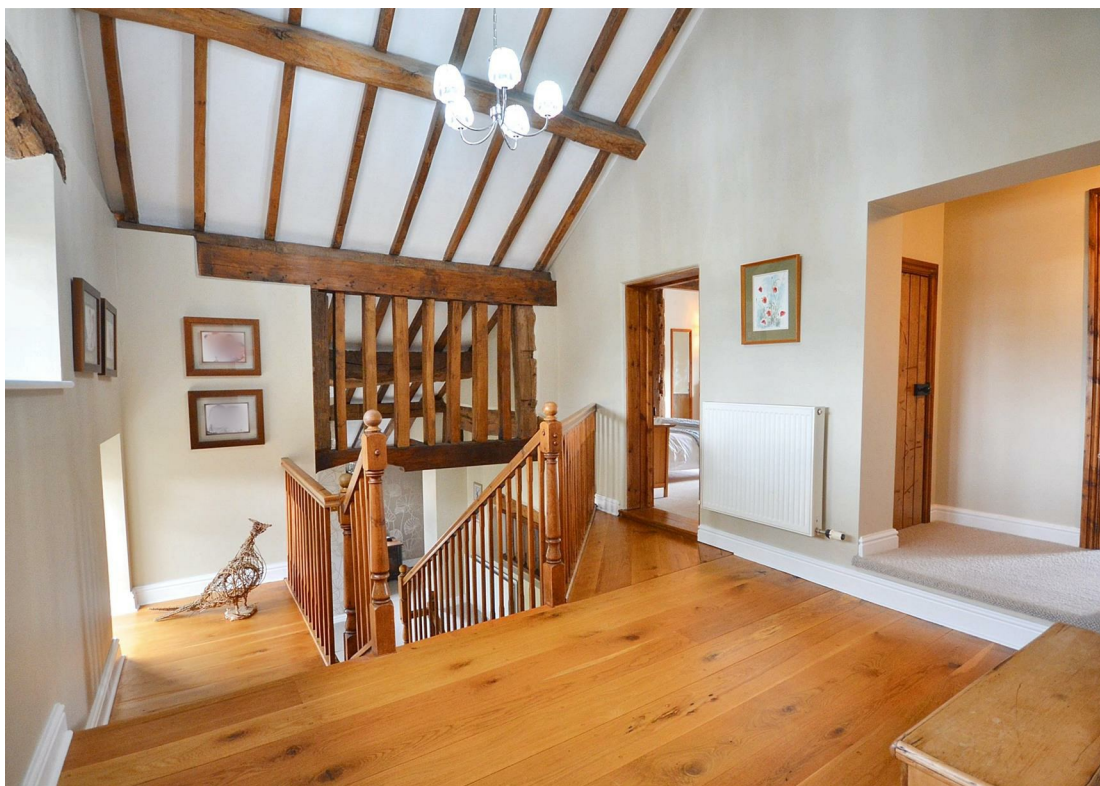
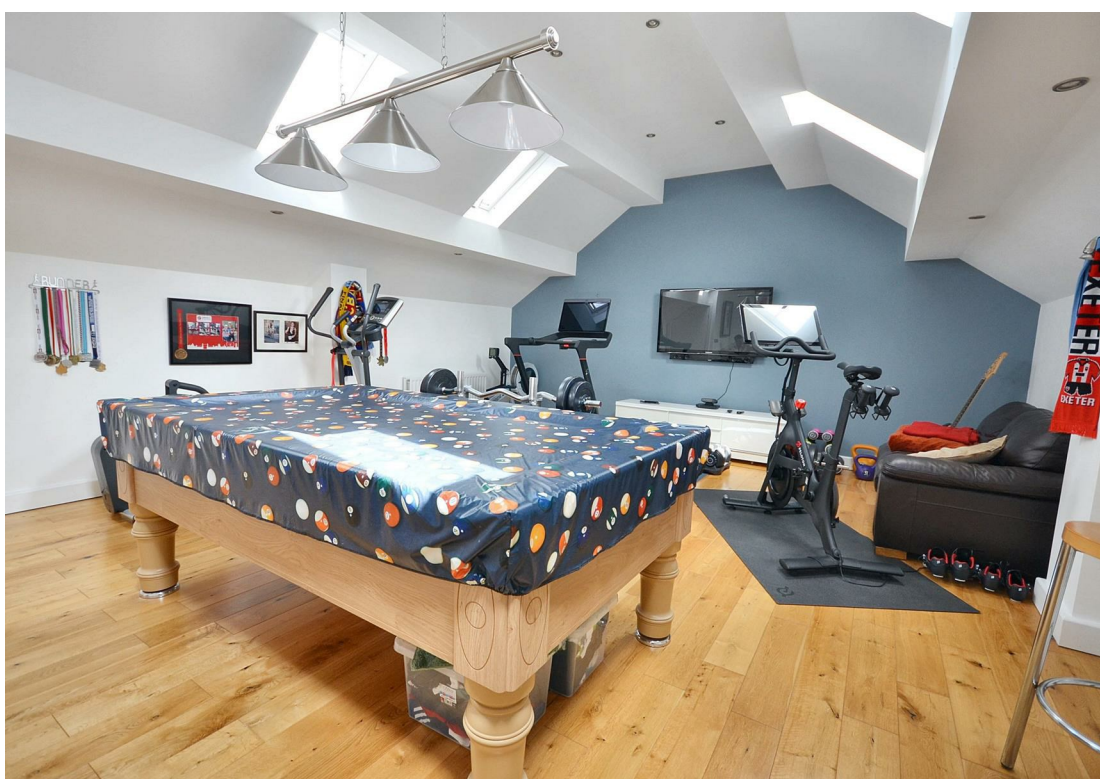
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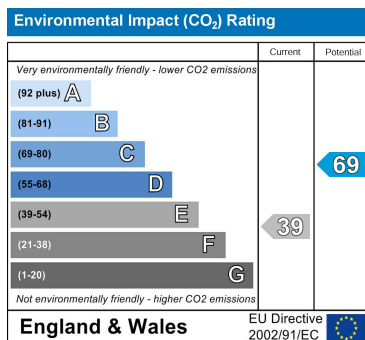
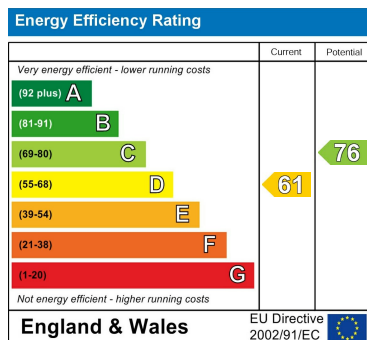
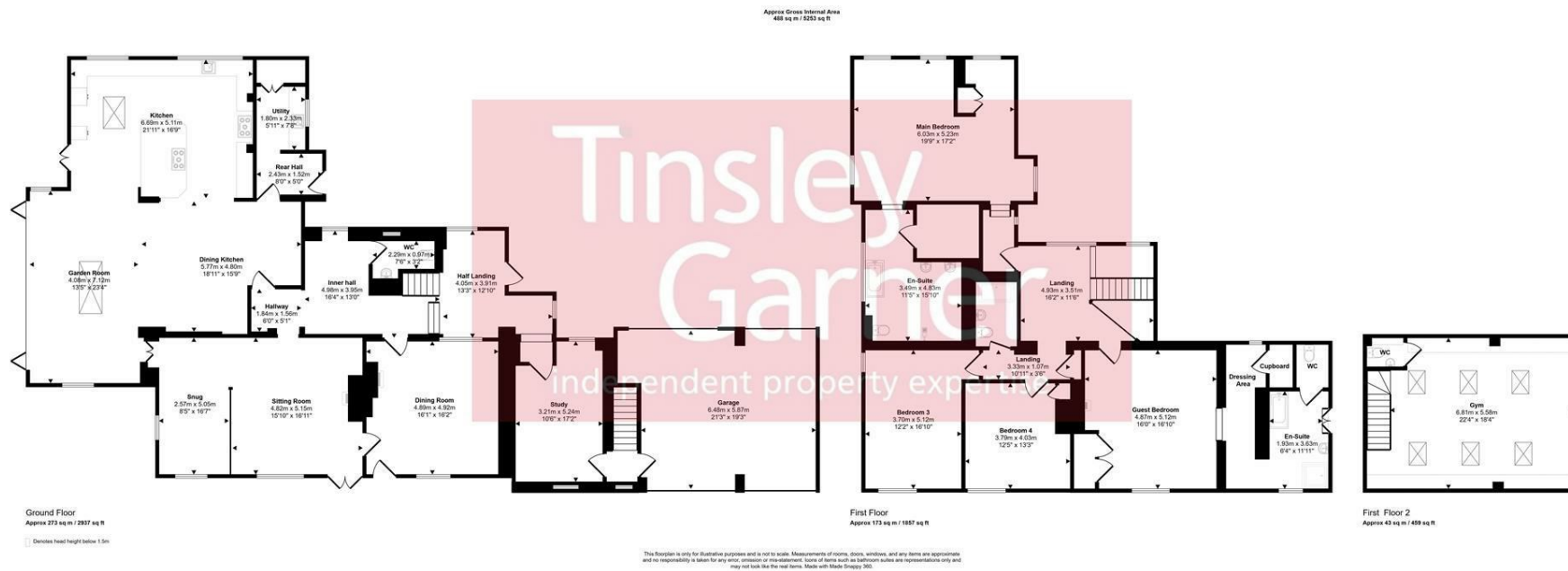
Viewing by appointment

Freehold Asking price £1,550,000

For sale by private treaty, subject to contract.

Vacant possession on completion









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