



Churnet Manor Close, Cheddleton, ST13 5RY.
OIRO £675,000

Whittaker Est. 1930
& Biggs

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Located within a quiet cul- de-sac, backing onto ancient woodland and a nature conservation site, Wardle House is set in a beautifully landscaped gardens extending close to half an acre.

A sweeping driveway leads to this incredibly private property, boasting impressive architecture, driveway and double garage. Accommodation is set over three levels offering six bedrooms, two en-suite shower rooms, two bathrooms and two receptions rooms, along with a beautiful breakfast kitchen, utility and balcony.

The ground floor consists of a galleried entrance hall with cloakroom housing a WC and striking double staircase to the first floor.

The handsome breakfast kitchen has excellent dimensions stretching 23ft having units to the base and eye level with granite work surfaces, breakfast bar, ceramic induction hob, electric oven/grill and integral appliances such as coffee machine, microwave, dishwasher and fridge and freezer.

The kitchen provides access into the utility and double garage having an electric up and over door, water tap with light and power connected.

Two reception rooms complete the ground floor being the dining room and 23 ft living room with doors opening to the composite balcony.

To the first floor is a generous galleried landing proving access to four double bedrooms and family bathroom, having a panelled bath and shower.

Bedroom one and two both have en-suite shower rooms, with all four bedrooms having built in wardrobes.

The lower ground floor boasts two further bedrooms along with another bathroom, these bedrooms have the potential to become a separate annex, games room, gym or home office. Externally is a decorative paved driveway providing parking for several vehicles.

The rear is mainly laid to lawn with a patio area to the side. The rear and side aspects are lined with mature trees offering excellent privacy.

A balcony is situated to the rear of the home providing a great entertaining space being of composite decking and glass construction.

Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing is highly recommended.



Gallery Entrance Hallway

Wood door to the front elevation, two UPVC double glazed windows to the front elevation, two radiators, double staircase to the first floor, stairs to the lower ground floor.

Cloakroom

Low level WC, wall mounted sink, radiator, half tiled surround.

Living Room 22' 6" x 12' 10" (6.86m x 3.92m)

Two UPVC double glazed windows to the front and side elevations, UPVC double glazed patio doors to the rear elevation, three radiators, electric fire.

Dining Room 12' 2" x 17' 2" (3.70m x 5.23m)

Two UPVC double glazed windows to the rear elevation, two radiators.

Kitchen/Breakfast Room 22' 10" x 12' 10" (6.96m x 3.91m)

UPVC double glazed window to the front and side elevation, UPVC double glazed patio doors to the rear elevation, two radiators, units to the base and eye level, breakfast bar, granite worksurfaces, inset sink, chrome mixer tap, Smeg ceramic induction hob, extractor fan, Neff double electric oven, Neff integral microwave, integral fridge/ freezer, integral Zanussi coffee machine, integral Bosch dishwasher.

Utility 11' 3" x 5' 8" (3.42m x 1.73m)

UPVC double glazed door and window to the side elevation, radiator, units to the base, plumbing for a washing machine, space for a dryer, stainless steel sink with drainer, space for a free standing fridge freezer.

Balcony

Composite decking and glass construction, aluminium spiral stair case.

Lower Ground Floor

Hallway

UPVC double glazed door and window to the rear elevation, radiator, under stair storage cupboard.

Bedroom Five 14' 0" x 12' 9" (4.26m x 3.88m)

UPVC double glazed patio doors and windows to the rear elevation, radiator.

Bedroom Six 14' 8" x 12' 9" (4.48m x 3.89m)

UPVC double glazed patio doors and windows to the rear elevation, radiator.

Bathroom 8' 5" x 9' 11" (2.56m x 3.03m)

UPVC double glazed window to the rear elevation, chrome ladder radiator, panelled bath, double shower enclosure, low level WC, pedestal wash hand basin.

First Floor

Galleried Landing

UPVC double glazed window to the front elevation, radiator, storage cupboard, loft access.

Bedroom One 11' 3" x 13' 0" (3.44m x 3.96m)

Two UPVC double glazed windows to the rear elevation, two radiators, two built in wardrobes.

En-suite 7' 8" x 6' 1" (2.34m x 1.85m)

UPVC double glazed window to the front elevation, double shower enclosure, low level WC, pedestal wash hand basin, pedestal wash hand basin, electric shaver point, chrome ladder radiator.

Bedroom Two 8' 4" x 13' 1" (2.55m x 3.98m)

Two UPVC double glazed windows to the rear elevation, two radiators, two built in wardrobes.



En-suite 5' 2" x 6' 7" (1.57m x 2m)

UPVC double glazed window to the side elevation, double shower enclosure, low level WC, pedestal wash hand basin, electric shaver point, chrome ladder radiator.

Bedroom Three 10' 0" x 12' 8" (3.04m x 3.87m)

Two UPVC double glazed windows to the rear elevation, two radiators, two built in wardrobes.

Bedroom Four 8' 0" x 11' 1" (2.45m x 3.38m)

Two UPVC double glazed windows to the front elevation, radiator, built in wardrobe.

Bathroom 9' 3" x 6' 6" (2.83m x 1.99m)

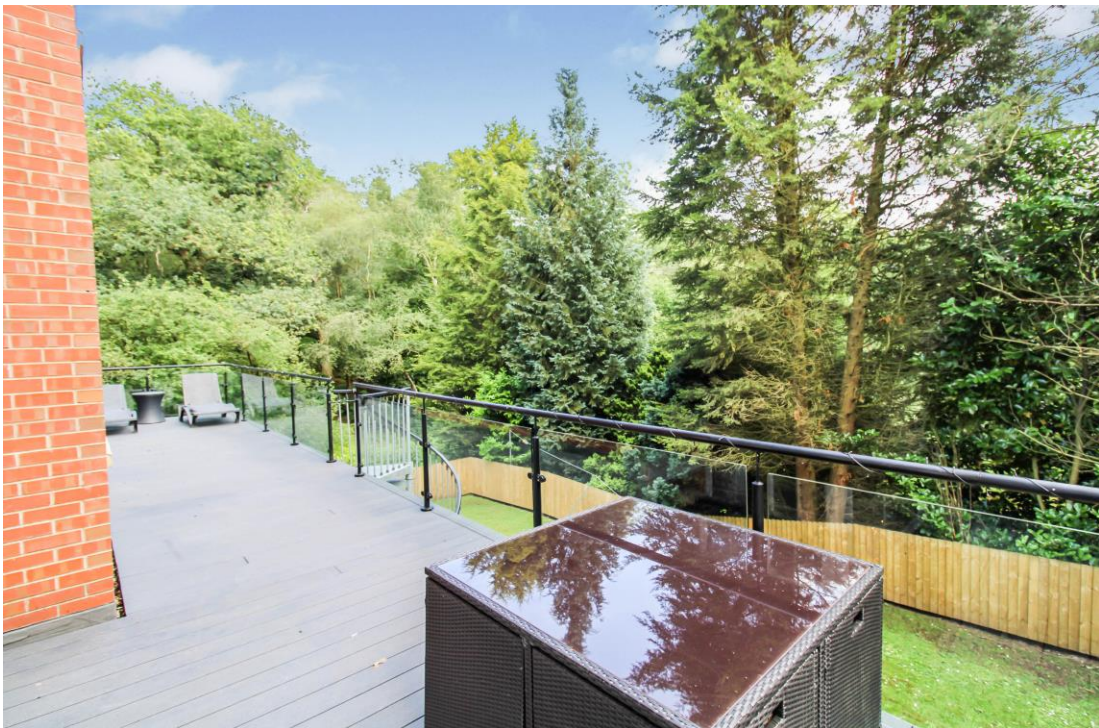
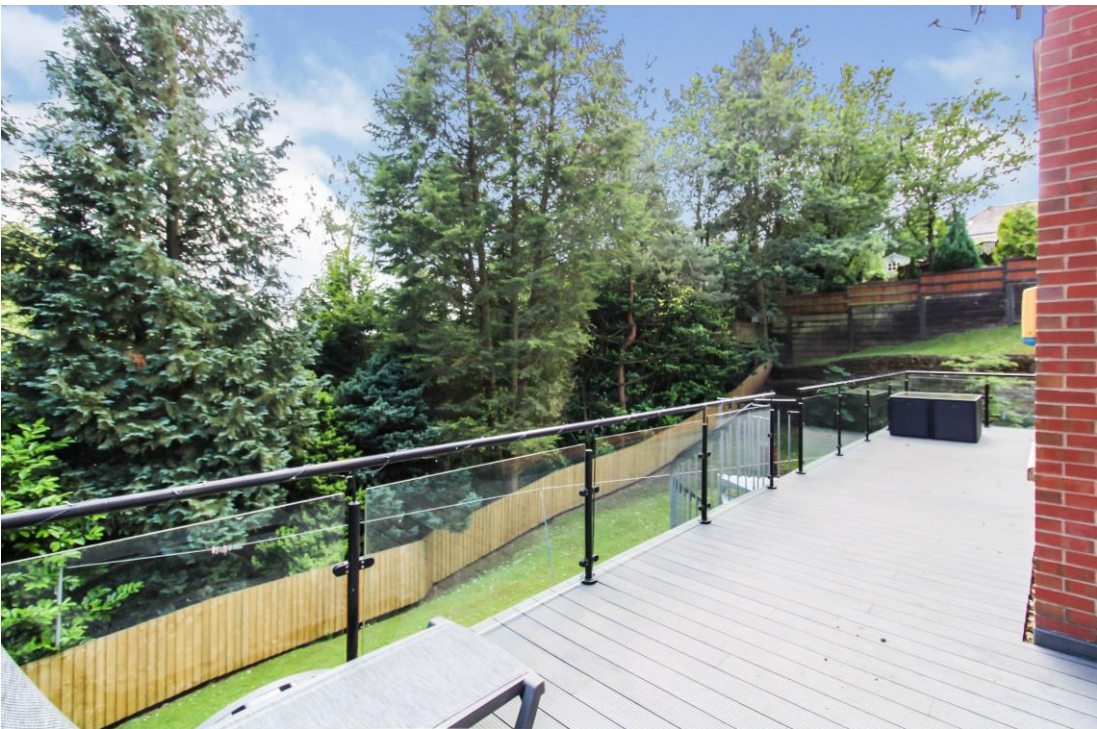
UPVC double glazed window to the front elevation, panelled bath, corner shower enclosure, low level WC, pedestal wash hand basin, electric shaver point, chrome ladder radiator.

Double Garage Double Garage Electric up and over door to the side elevation, UPVC double glazed door to the side elevation, water tap, light, power, Alfen EV charger.

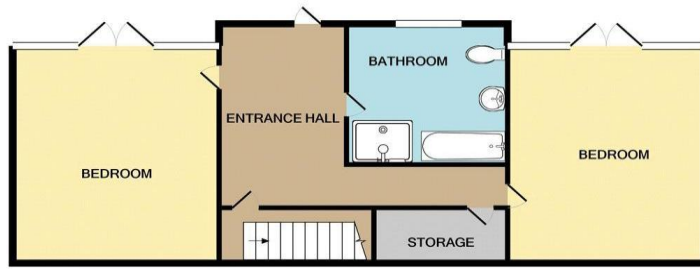
Externally

To the frontage, block paved and tarmacadam driveway, Indian stone slab walkway, area laid to slate chippings, area laid to lawn, mature trees, plants and shrubs, courtesy lighting. To the side aspect, patio seating area, raised flower beds. To the rear, mainly laid to lawn, stone slab patio, fenced boundaries, mature trees, plants and shrubs.

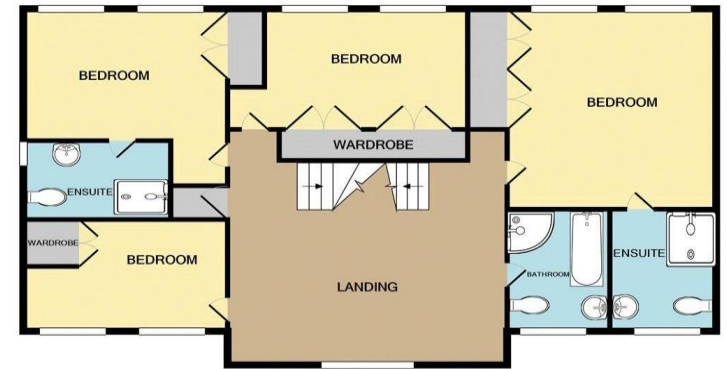








LOWER GROUND FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1014 SQ.FT.
(94.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1415 SQ.FT.
(131.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3112 SQ.FT. (289.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the mini roundabout and take the third turning left into Sandybrook Lane, follow this road taking first turning right into Rivendell Lane where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.

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