



# ESTATE AGENTS

*... the key to a successful move*



**Lid Lane, Cheadle, Stoke-On-Trent, ST10 1PZ**

**Offers in the  
region of  
£850,000**

Exquisite executive self-built home

Finished to an outstanding standard throughout

Two elegant reception rooms and formal dining room

Light-filled sun room overlooking landscaped gardens

Bespoke kitchen with premium fittings and utility room

Four spacious double bedrooms plus dedicated study

Set in extensive of private grounds

Ample parking and exceptional kerb appeal

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# Lid Lane, Cheadle, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An Exceptional Executive Residence – Bespoke Self-Build of Distinction

#### Overview:

A truly remarkable self-built executive home, crafted to an exceptional standard and offering a perfect blend of elegance, comfort, and contemporary living. Set within substantial and beautiful landscaped grounds, this impressive residence exudes sophistication and attention to detail throughout.

#### Accommodation:

Upon entering, you are welcomed by a sense of space and light that defines the entire home. The ground floor offers two beautifully appointed reception rooms, ideal for both formal entertaining and relaxed family living. A dedicated dining room provides the perfect setting for dinner parties, while the sun room offers a tranquil retreat with panoramic views across the gardens.

The bespoke kitchen is fitted with high-quality cabinetry and premium appliances, seamlessly combining style and practicality. A separate utility room provides additional convenience and functionality.

To the first floor, there are four generously proportioned double bedrooms, each designed with comfort and character in mind. The principal suite enjoys delightful garden views and offers a haven of peace and privacy. A versatile study/home office completes the accommodation – ideal for remote working or quiet reflection. The Master bedroom comes with an en-suite and there is a large family bathroom.


#### Outside:


The property is approached via an impressive driveway accessed via remote controlled gates, leading to ample parking and surrounded by mature gardens that create a sense of seclusion and tranquillity. The substantial plot offers beautifully maintained lawns, established planting, and space for outdoor entertaining. Outbuildings included and 600 sq. feet brick built garage/workshop, there is also a purpose built garden house/home office, perfect for those working from home.



Lid Lane, Cheadle, Stoke-On-Trent,



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

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



GROSS INTERNAL AREA  
FLOOR 1: 213 m<sup>2</sup>; FLOOR 2: 158 m<sup>2</sup>  
TOTAL: 371 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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