



**20 Ash Tree Hill, Cheadle, Staffordshire ST10 1UQ**  
**Offers around £365,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Tucked away in a quiet cul-de-sac just moments from Cheadle town centre, this exceptional **THREE STOREY INDIVIDUAL FAMILY HOME** combines bespoke design with generous living space, making it the perfect haven for a growing family seeking style, comfort, and practicality.

From the moment you step through the door, you're welcomed by a bright and spacious hallway that sets the tone for the rest of the property. A convenient guest WC sits just off the hall, while the heart of the home – a striking high-gloss black open-plan kitchen and dining area – invites you to cook, dine, and entertain in style. French doors open seamlessly onto the garden, creating a wonderful space for summer barbecues or morning coffee in the sunshine.

The expansive, square-shaped lounge offers a cosy retreat, complete with a stylish feature fireplace and double doors that open into the kitchen/diner, enhancing the sociable flow of the ground floor.

Upstairs, the first floor reveals three generous bedrooms, including a sophisticated master suite with its own private en-suite facilities. A modern four-piece family bathroom is also accessed from the landing, offering both function and flair.

Venture to the top floor and discover a hidden gem — a substantial fourth bedroom that offers endless possibilities. Whether it's a guest suite, teen retreat, or games room, it's complemented by a versatile landing space that's ideal for a home office, nursery, or reading corner.

Outside, the home continues to impress with a wide tarmac driveway providing off-road parking for multiple vehicles, leading to a detached double garage with an electric roller door. The driveway also features a car charging point. The landscaped front garden features well-tended raised borders, while the rear garden boasts a manicured lawn and elevated decking area — a true sun trap for outdoor living and entertaining.



**The Accommodation Comprises:**

**Entrance Hall**

9'11" (max) x 18'10" (3.02m (max) x 5.74m )

A warm welcome awaits as you enter through the attractive side-positioned wooden front door into a spacious and inviting hallway. Featuring a window that fills the space with natural light, stylish wood-effect laminate flooring, and a practical under-stairs storage cupboard — perfect for coats, shoes, or everyday essentials.

**Downstairs Toilet**

6'2" x 2'6" (1.88 x 0.76)

Recently refurbished, the ground floor WC features a modern wash hand basin with tiled splashback, a low flush WC, and a contemporary tiled floor. A window allows for natural light and ventilation, while a chrome towel radiator finishes the room.

**Spacious Lounge**

16'8" x 16'9" (5.08 x 5.11)

A generously proportioned and beautifully presented front-facing lounge, featuring a large UPVC bay window that floods the room with natural light. Tastefully decorated, the space boasts wood-effect laminate flooring and an Adam-style fireplace housing a living flame gas fire — creating a warm and inviting focal point. Double doors open into the dining area, enhancing the flow and making it perfect for both everyday living and entertaining.

**Kitchen/ Dining Area**

11'7" x 23'0" (3.53m x 7.01m )

This stunning kitchen and dining space spans the rear of the property, offering a sleek and contemporary setting ideal for modern family life. The high-gloss black kitchen units are beautifully complemented by solid granite worktops with integrated draining boards surrounding the sink, creating both style and functionality. A full range of integrated appliances includes a dishwasher and washing machine, alongside a freestanding Fridgemaster American-style fridge/freezer. The focal point of the kitchen is a Belling gas range cooker with electric grill, set beneath a stainless steel extractor hood and matching splash-back — perfect for passionate home cooks. Large floor tiles, recessed ceiling spotlights, and double patio doors with integrated internal blinds, provide direct access to the rear garden, creating a seamless flow between indoor and outdoor living. A side door also offers additional access to the outside, and a radiator ensures the room remains warm and welcoming throughout the year.

**First Floor**

The stairs rise from the Entrance Hall and offer a side storage cupboard for further belongings and access to the:

**Landing**

Airing cupboard off containing the hot water cylinder and side window.

**Master Bedroom**

14'9" (max) x 12'6" (4.50 (max) x 3.81)

A bright and generously sized double bedroom, tastefully decorated in neutral tones to create a calm and relaxing atmosphere. The room benefits from two UPVC double glazed windows that allow plenty of natural light to flood in, along with a radiator. Convenient en-suite facilities are accessed directly from the room.

**En-Suite (unfinished)**

2'7" x 6'8" (0.79 x 2.03)

An en-suite shower room offering excellent potential for the buyer to complete to their own taste and specification. The space currently includes a fitted wash hand basin and low flush WC, with designated space and plumbing in place for a shower cubicle and spray. A fantastic opportunity to create a bespoke en-suite to suit your personal style.

**Bedroom Two**

18'0" (max) reducing to 11'6" x 10'2" (5.49 (max) reducing to 3.51 x 3.10)

A generously sized and spacious double bedroom, offering plenty of room for furnishings and personal touches. This room features a single radiator and a window.

**Bedroom Three**

9'1" x 14'11" (2.77 x 4.55)

A well-proportioned double bedroom, offering ample space for furniture and a cosy retreat. This room benefits from two UPVC double glazed windows, allowing natural light to flood in.

**Staircase leading to the:**

Second Floor

**Landing Area**

7'9" x 5'8" (2.36m x 1.73m)

The spacious landing area offers excellent versatility, providing the perfect opportunity to create a functional space that suits your needs. Whether you envision a cosy office nook, a reading area, or additional storage, this adaptable space can be tailored to complement your lifestyle.

**Bedroom Four**

13'4" x 16'10" (4.06m x 5.13m)

A versatile dormer bedroom offering a wealth of possibilities. With two Velux windows that allow natural light to flood the space, this room is ideal for a teen retreat, games room, or even a spacious main bedroom. It features a single radiator, recessed spotlights, and handy under-eaves storage, adding to the room's practicality and charm.

**Family Bathroom**

9'1" x 7'8" (2.77 x 2.34)

A contemporary family bathroom offering a luxurious suite designed for

both style and practicality. The room features a freestanding double-ended bathtub with chrome mixer tap and a thermostatic mixer shower above, providing a spa-like experience. A separate corner shower unit is equipped with a plumbed-in shower, ideal for quick, refreshing showers.

The modern, wall-mounted wash hand basin with chrome tap complements the sleek low-level flush WC, while the room is fully tiled with striking black and white walls and durable laminate flooring. A privacy window fills the space with natural light, and recessed spotlights in the ceiling add a modern touch. The room is finished with a stainless steel heated towel radiator, ensuring warmth and comfort.

**Outside**

The property is set on a generous plot, with a tarmac driveway sweeping in from the road, offering ample parking space at the front. The driveway continues alongside the property, leading to a detached double garage (12'8" x 18'8") with an electric roller shutter door and side UPVC windows, providing both convenience and security. The front garden features a raised flower border, adding to the property's curb appeal. The driveway also features a car charging point.

At the rear, the garden has been thoughtfully landscaped to create a perfect outdoor haven. A neatly kept lawned area offers space for children to play or for relaxing in the fresh air. The highlight of the rear garden is the raised decking area, ideal for sunbathing or enjoying alfresco dining, with sunlight streaming on it all day long — making it a perfect spot for entertaining guests or enjoying quiet moments outdoors.

**Services**

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

**Tenure**

We are informed by the vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors solicitor during pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co. Ltd., 19 High Street, Cheadle, Stoke on Trent. Telephone 01538 751133/751315.

**Mortgage**

Kevin Ford & Co. Ltd., operate a Free Financial and mortgage advisory service and will be only too happy to provide you with a Free Quotation whether or not you are buying through our Office.

**Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.



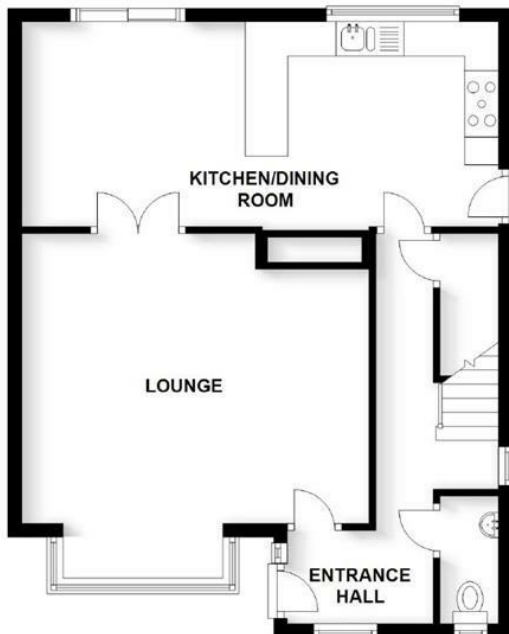








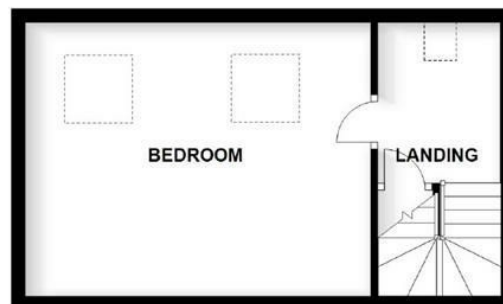
**GROUND FLOOR**  
APPROX. 57.5 SQ. METRES (618.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 56.4 SQ. METRES (607.5 SQ. FEET)



**SECOND FLOOR**  
APPROX. 28.2 SQ. METRES (304.0 SQ. FEET)



TOTAL AREA: APPROX. 142.2 SQ. METRES (1530.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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