

Withington Lane

Leigh, Stoke-on-Trent, ST10 4SU

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£850,000

Handsome Traditional Home Extended to Provide Extremely Well-Proportioned Family Sized Accommodation Set over Three Floors, Occupying a Fabulous Plot Extending to Approximately 2.08 Acres in Total Comprising Gardens & an Adjoining Paddock Enjoying Magnificent Far-Reaching Views & Privacy.

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Appointed and presented to an excellent standard throughout, viewing and consideration of the hugely appealing residence is absolutely essential to appreciate its generous room dimensions and thoughtfully extended layout ideal for a family buyers, including its wonderful open plan living/dining kitchen, the balance between the ground floor living accommodation and the five double bedrooms, and the general feeling of flexible space and natural light. All of the reception rooms enjoy views over the grounds, with the bedrooms enjoying fabulous far-reaching views over the surrounding Staffordshire countryside.

Equally impressive is the outside space. The home is set in delightful gardens extending to approximately 0.51 Acre in total, providing a gardeners delight or family playground depending on your household's needs, enjoying privacy and space to relax, entertain and dine. A 5-bar gate leads to the adjoining enclosed paddock which measures approximately 1.57 Acre, ideal if looking to accommodate horses, sheep or other livestock – or just space to potter.

Situated on the edge of Church Leigh within walking distance to its amenities including All Saints First School, The Star public house, small post office, the village hall and recreational ground, and the picturesque All Saints Church. Countryside walks through the beautiful surrounding countryside, and lanes to hack along, are on the doorstep. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance, with their wide range of facilities, as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A composite and part obscure double glazed entrance door opens to the enclosed porch, having a glazed door and ceramic tiled floor flowing into the welcoming reception hall which provides an immediate feeling of space and light. Stairs rising to the first floor with a useful cupboard under, and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom which has a modern white two-piece suite.

The comfortably sized sitting room has a focal inglenook fireplace with a log burner set on a feature blue brick hearth, with a southerly facing front window and uPVC double glazed French doors opening to the spacious conservatory which provides additional versatile living space with power points and heating, a tiled floor and views over the grounds with French doors opening to the patio and gardens.

The real heart of the home is the hugely impressive open plan living dining kitchen, which extends to the full depth of the property with windows to both the front and rear elevations. The dual aspect living area positioned to the front of the home offers a wonderful space for relaxing, with a log burner set on a granite hearth and feature timber flooring. The open dining kitchen area has Amtico flooring with underfloor heating and features an extensive range of base and eye level units plus a matching island with a breakfast bar, with feature granite worktops and an inset sink unit set below the window overlooking the rear garden, a 6-ring LPG hob with a Neff stainless-steel extractor hood over and two matching built-in electric ovens, an integrated dishwasher and space for an American style fridge/freezer. Additional light and access to the outside comes from the uPVC double glazed door to the rear. An obscure glazed door opening to the dual aspect dining room with its lovely vaulted ceiling and exposed beams, making an ideal family room or play area depending on your needs, with a view of the grounds and uPVC double glazed French doors opening to the patio and providing a marvellous flow between the inside and outside space.

Completing the ground floor space is the fitted utility room, having fitted cupboard and a worktop to one side with an inset sink unit set below the front facing window, space for white goods and the freestanding central heating boiler, and a personnel door to the garage.

To the first floor the landing has a large feature picture window overlooking the grounds and surrounding countryside, a useful study area also having a rear facing window and stairs rising to the second floor. Doors lead to the five good size bedrooms, most of which can accommodate a double bed and enjoy some fabulous distant views over the surrounding countryside. The front facing master has two windows and the benefit of a superior ensuite shower room, having a white modern suite with complementary tiling incorporating a large double cubicle with a mixer shower over, and a side facing window. The second bedroom has triple aspect windows and offers space and potential to 'construct' an additional ensuite shower. The superior family bathroom also has a white modern suite with complementary tiling incorporating a panelled bath with a mixer shower & glazed screen above, plus a built-in airing cupboard.

To the second floor the landing a double glazed rooflight to the rear providing light and doors to the large loft space (providing potential to be converted subject to obtaining the necessary permissions) and the fifth bedroom having a double glazed rooflight and an ensuite toilet room with a white two piece suite and a side facing window.

Outside: The property sits centrally in a garden plot extending to approximately 0.51 acre in total enclosed by a mixture of established hedges and post and rail fencing, with well stocked beds and borders containing a variety of shrubs and plants, mature trees and a pond. Offering a great deal of space for families of all ages, and natural Indian stone paved patios providing space to relax, entertain guests and al fresco dining, enjoying countryside views and privacy. A tarmac driveway providing off road parking for numerous vehicles, and an EV charging point, leading to the garage which is currently partitioned into two sections, having timber double doors, power and direct access into the home.

A timber 5-bar gate opens to the adjoining enclosed paddock which measures approximately 1.57 Acre, suitable for horses, sheep or other livestock, or play.

Please note: The property is on three separate Land Registry Titles, it is our vendors intention to insert uplift clauses on two of these titles.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

What3words: agreeing.boost.overlaps

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

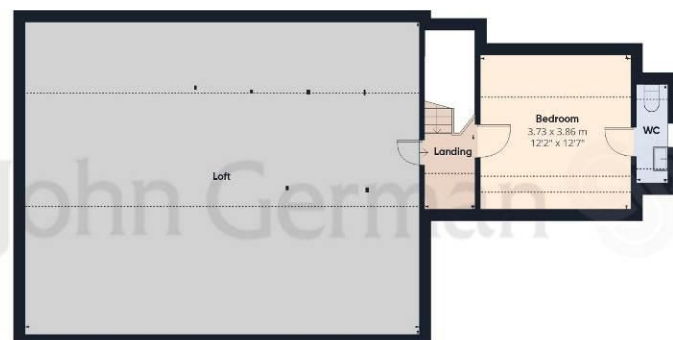












Approximate total area⁽¹⁾

309.3 m²

3332 ft²

Reduced headroom

54.8 m²

590 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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