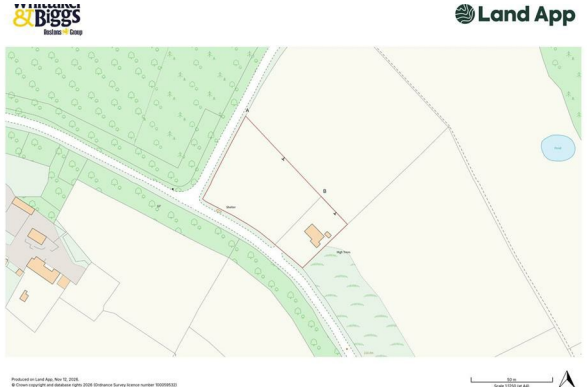
Whittaker & Biggs Est. 1930
Rostons Group







High Trees Eaves Lane, Oakamoor, Staffordshire, ST10 3DY

Offers In Excess Of £375,000

- Detached country home offered with no onward chain
- Rural setting with views over the surrounding countryside
- Gardens and curtilage land extending to approximately 0.94 acres (0.38 hectares)
- Scope for modernisation and improvement
- Separate dining room
- Kitchen with adjoining utility room
- Three double bedrooms and a separate study
- Family bathroom and separate WC
- Oil-fired central heating

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

High Trees Eaves Lane, Staffordshire ST10 3DY

Offered for sale with no onward chain, High Trees is a detached country home set in approximately 0.94 acres (0.38 hectares) of gardens and curtilage land, as shown edged red on the sales plan. Enjoying a rural position with views over the surrounding countryside, the property offers buyers the opportunity to modernise and make it their own.

On the ground floor, the bright, dual-aspect sitting room extends to over six metres in length. There is also a separate dining room and a kitchen with an adjoining utility room.

Upstairs, there are three well-proportioned double bedrooms and a separate study, ideal for working from home. A family bathroom and separate WC complete the first-floor accommodation.

3 1 2 G

Council Tax Band: E





Location

Situated in a delightful rural position on the edge of the Staffordshire Moorlands, High Trees on Eaves Lane offers an enviable lifestyle surrounded by beautiful countryside while retaining access to everyday amenities. The location provides a peaceful retreat from the pace of modern life, making it ideal for those seeking privacy, space and a connection with nature.

The property enjoys close proximity to the highly regarded market town of Cheadle, which offers a range of independent shops, supermarkets, cafés, restaurants and healthcare facilities. Families are well served by a selection of respected primary and secondary schools in the surrounding area, while commuters benefit from convenient links to Stoke-on-Trent, Uttoxeter and the wider road network.

Outdoor enthusiasts are particularly drawn to this part of Staffordshire, with an abundance of walking, cycling and riding routes on the doorstep. The nearby Peak District National Park provides endless opportunities for recreation and exploration, whilst local attractions such as Alton Towers, Consall Nature Park and the Churnet Valley offer enjoyment for all ages.

Combining countryside charm with practical convenience, Eaves Lane provides a rare opportunity to enjoy a tranquil setting without compromising on connectivity. The result is a sought-after location that appeals to families, professionals and those looking to embrace a more relaxed rural lifestyle.

Ground Floor

Hall

9'6" x 6'7"

Wood door with sidelight windows and transom windows to the frontage, stairs to the first floor, radiator, parquet flooring.

Sitting Room

19'10" x 14'4"

Two UPVC double glazed windows to the frontage, two UPVC double glazed windows to the side aspect, three radiators, brick fire surround, parquet flooring.

Dining Room

12'10" x 10'5"

Three UPVC double glazed windows to the frontage, radiator, parquet flooring.

Kitchen

12'9" x 10'11"

UPVC double glazed window to the side aspect, base units, stainless steel sink and double drainer, chrome taps, radiator, pantry with UPVC double glazed window to the rear.

Utility / WC

7'4" x 5'10"

UPVC double glazed window to the rear, space and plumbing for a washing machine, low level WC.

First Floor

Landing

14'7" x 5'10"

UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bathroom

10'7" x 6'11"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, panel bath, chrome taps, electric shower over, pedestal wash hand basin, chrome taps, radiator, airing cupboard housing the water tank.

WC

7'1" x 2'7"

UPVC double glazed window to the rear, low level WC.

Bedroom One

12'10" x 12'0"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, built-in cupboard.

Bedroom Two

14'5" x 10'4"

UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

14'5" x 9'1"

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Study

6'8" x 4'4"

UPVC double glazed window to the frontage.

Externally

To the front, there is a tarmacadam driveway, a lawned garden and a paved area, with mature trees and shrubs. The rear garden is laid to lawn with mature trees and shrubs and houses the oil tank. Additional curtilage land lies to the side of the property.

The gardens and curtilage land extend to approximately 0.94 acres (0.38 hectares) in total, as shown edged red on the sales plan.

Fencing

The purchaser is to be responsible for the erection of a new stockproof boundary fence between points ‘A’ to ‘B’ as marked on the plan, within three months following completion and thereafter responsible for its future maintenance.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.





















TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

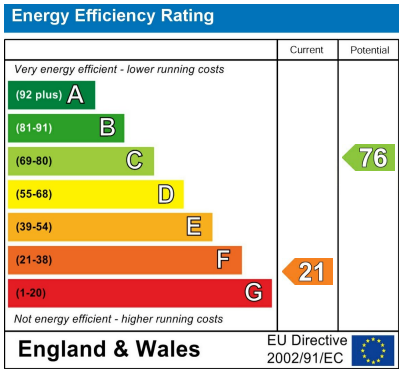


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/