CARTERS
ESTATE AGENTS



13 Marsh Green Road

Biddulph, ST8 6QP

4 2 2 D

Price £645,000

Carters Estate Agents are proud to present Meadow View, Marsh Green Road, Biddulph—an exceptional semi-rural dormer bungalow set amidst approximately 2.92 acres of equestrian land, including a paddock, menage and stables. This remarkable property seamlessly combines contemporary comfort with country charm, offering an idyllic retreat for discerning buyers.

Upon entering, a welcoming entrance hall leads to a spacious principal living room, a perfect space for both relaxation and sophisticated entertaining. The contemporary shaker-style kitchen is complemented by a rear extension/conservatory, creating a bright and elegant sitting area with panoramic views over the garden—an ideal setting for hosting family and guests.

The ground floor also offers two versatile rooms, which may serve as additional bedrooms or refined reception spaces, alongside a stylish three-piece bathroom suite and a separate utility area, thoughtfully designed for convenience and everyday living.

Upstairs, two generous double bedrooms enjoy tranquil views over the field and paddock and are served by a beautifully appointed three-piece shower room, combining modern elegance with functionality.

Externally, a driveway provides off-road parking for up to five vehicles, alongside a detached garage. The private garden is a serene haven, featuring a paved patio, a manicured lawn, and a charming, well-stocked fish pond—perfect for enjoying peaceful moments outdoors.

Meadow View presents a rare opportunity for purchasers seeking a private semi-rural retreat, equestrian enthusiasts requiring stabling, menage paddock facilities, or those wishing to embrace the tranquillity and beauty of country living without compromising on style or comfort.

13 Marsh Green Road

Biddulph, ST8 6QP

Price £645,000





Entrance Hall
UPVC double glazed entrance door to the front elevation.
Stairs to the first floor. Radiator. Laminate flooring.

Living Room
10'10" x 14'9" (3.30m x 4.50m)
UPVC double glazed window to the front elevation.
Electric fire with an attractive wooden surround. Radiator. TV point.

Dining Room / Bedroom Three
11' x 10'10" (3.35m x 3.30m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Four
10' x 10'10" (3.05m x 3.30m)
UPVC double glazed window to the side elevation.
Radiator.

Bathroom
9'9" x 6'10" (2.97m x 2.08m)
UPVC double glazed window to the rear elevation.
Modern three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c.
Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Utility cupboard with space and plumbing for a washing machine and space for a tumble dryer. Laminate flooring.

Kitchen
8'10" x 10'10" (2.69m x 3.30m)
UPVC double glazed window to the side elevation with a fitted blind. Contemporary shaker style fitted kitchen having a range of wall, base and drawer units. Wood effect laminate work surfaces. Ceramic one and a half bowl sink with a mixer tap and a drainer. Built in electric double oven / grill. Built in microwave. Built in four ring gas hob with an extractor hood over. Integrated fridge freezer. Radiator. Partially tiled walls. Tiled flooring.

Conservatory
12'5" x 13'2" (3.78m x 4.01m)
Composite double glazed entrance door to the side elevation. UPVC double glazed French doors to the side elevation. UPVC double glazed windows to the side and rear elevations with fitted blinds.
Recessed ceiling down lighters. Radiator. Laminate flooring.

Stairs and Landing
Built in storage cupboard having loft access which is partially boarded.

Bedroom One
12'10" x 12'4" (3.91m x 3.76m)
Two UPVC double glazed windows to the rear elevation and one to the front elevation with fitted roller blinds.
Recessed ceiling down lighters. Radiator. Eaves storage cupboard.

Shower Room
5'7" x 4'5" (1.70m x 1.35m)
UPVC double glazed window to the rear elevation.
Modern three piece suite comprising of; a shower enclosure, pedestal wash hand basin and a mid level w.c. Extractor fan. Recessed ceiling down lighters. Fully tiled walls. Vinyl flooring.

Bedroom Two
12'10" x 10'6" (3.91m x 3.20m)
Two UPVC double glazed windows to the rear elevation and one to the front elevation with fitted roller blinds.
Recessed ceiling down lighters. Radiator. Eaves storage cupboard.

Garage
8'8" x 18'8" (2.64m x 5.69m)
UPVC double glazed french doors to the front elevation. UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.
Fitted wall and base units with laminate work surfaces. Stainless steel sink with an electric boiler for hot water supply. Plumbing for a washing machine.

Externally
To the front of the property, a tarmac driveway provides off-road parking for up to five vehicles and leads to a detached garage. The front garden is mainly laid to lawn and features a variety of seasonal plants, shrubs, and a mature tree.

A gated side access leads to the rear garden, which offers a paved patio area, a well-maintained lawn, and a decking space. The outdoor space is ideal for outdoor seating and entertaining. There is also a raised, well-stocked fish pond equipped with power and filtration systems. Additional features include an outside tap and a shed with power supply.

Land
Included in the sale is approximately 2.92 acres of land, benefiting from being split into 3 paddocks, a sand menage as well as a range of barns and stables.

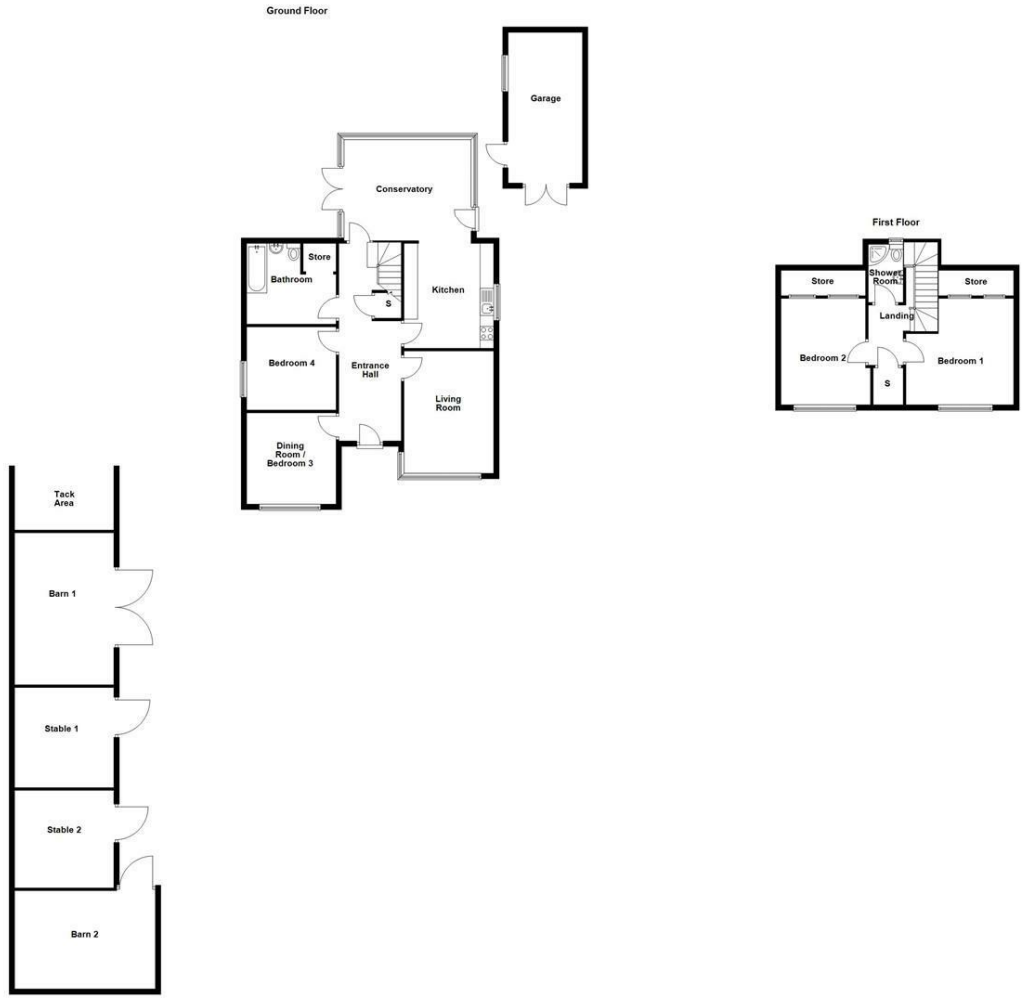
Stables
12' x 12' - 12' x 16' (3.66m x 3.66m - 3.66m x 4.88m)
Three stables, two at 12'12' and one 12' x 16" with mains water supply and electric.

Barn
18'4" x 12' (5.59m x 3.66m)
Power supply.

There is a separate covered storage area to the side elevation with a water and electric supply.

Additional Information
Freehold. Council Tax Band C.
Total Floor Area: 85 Square Meters / 914 Square Foot.
Total Land 2.92 Acres Plus Gardens.
Overage 20% uplift 10 years currently with potential to increase (subject to legal clarification).

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.


Ground Floor
Garage
Conservatory
Store
Bathroom
S
Kitchen
Bedroom 4
Entrance Hall
Living Room
Dining Room / Bedroom 3
Tack Area
Barn 1
Stable 1
Stable 2
Barn 2
First Floor
Store
Shower Room
Store
Landing
Bedroom 2
Bedroom 1
S

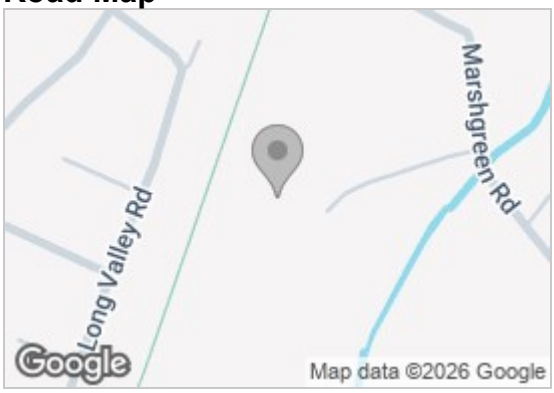








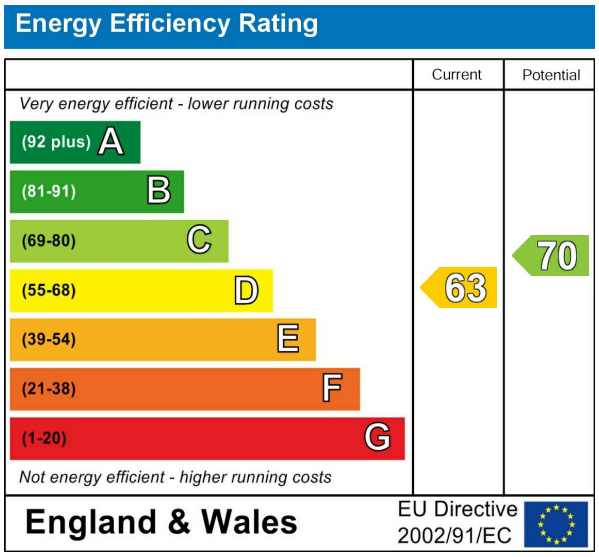
Road Map

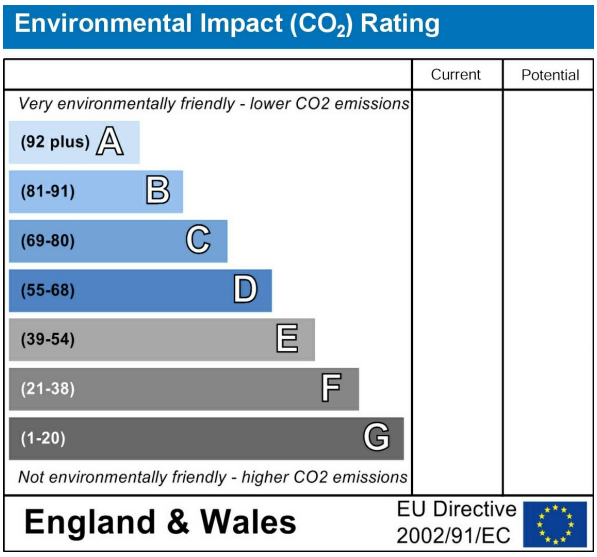


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk