

The Willows, Woodside View

Oakamoor, Stoke-on-Trent, ST10 3AU

John
German





The Willows

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£725,000

Modern detached home built in 2021 within an exclusive gated development. Enjoy woodland views to the front and the River Churnet to the rear. Offering 4 bedrooms, 3 luxury bathrooms, landscaped gardens with outdoor kitchen, double garage, ample parking and an exceptional smart-home specification.



The Willows is situated in Oakamoor, a small rural village in the Staffordshire Moorlands near the market towns of Cheadle, Uttoxeter and Ashbourne, with excellent access to major road networks. The village sits on the banks of the River Churnet and is surrounded by beautiful countryside. Oakamoor is a popular destination for those who enjoy the area's natural beauty and attractions, including its own cricket club, village school and excellent village pub.

Its tranquil setting is perfectly complemented by thoughtfully designed contemporary features that enhance, rather than detract from, the spectacular surroundings. Expanses of glass reflect the sunlight and the vibrant greens of the trees, while the soft tones of the brickwork echo the colours of the earth and natural bark. If you are seeking luxurious living combined with the charm and serenity of a rural idyll, this could be the perfect home for you.

Entrance to the property is via double entrance doors which open into the spectacular reception hall with its central staircase directly ahead.

Glazed double doors open into the lounge which has a charming bay window beautifully framing woodland views to the front, whilst the media wall creates a contemporary focal point with recessed display alcoves and accent lighting. Useful storage cabinets have been added on either side and the room is fitted with a plush neutral carpet. The formal dining room has full bi-fold doors offering a natural flow to the rear gardens and providing spectacular views.

On the opposite side of the property sits the impressive open-plan kitchen, breakfast and family living space, perfectly designed for modern family life and entertaining. Two sets of bi-fold doors open fully onto the garden, creating a seamless connection with the outdoors and taking full advantage of the stunning riverbank setting beyond.

The kitchen is fitted with a comprehensive range of shaker-style units with under-unit lighting, quartz worktops and upstands, an inset one-and-a-half bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, wine fridge and two eye-level double ovens with combination microwave and warming drawer set into the large contrasting island with under-unit storage and quartz worktop extending to form a family-sized breakfast bar.

The property benefits from an exceptional specification throughout, including a comprehensive data and entertainment infrastructure with a Netgear 24-port switch incorporating 12-port PoE capability, 19 internal data points, two Ubiquiti Wi-Fi access points and an eight-way aerial coaxial distribution system. Security is equally well catered for with a four-camera Hikvision CCTV system with DVR recording, Ring Spotlight Camera and gated private road access via, key fob and mobile phone connectivity.

Comfort and efficiency have been prioritised through a four-zone Heatmiser heating system, comprising three underfloor heating zones and a separate upstairs radiator circuit, all controlled by four Nest Smart Thermostats. The heating and hot water are supplied by a Vaillant EcoTec 630+ gas boiler and Gledhill 300-litre pressurised hot water cylinder.

Off the entrance hall there is a separate laundry room with shaker-style units, space for stackable appliances and a beech worktop. The guest cloakroom is also located off the entrance hall, along with internal access to the double garage.

To the first floor, the principal suite enjoys a private balcony overlooking the rear garden and riverbank beyond as

well as a Juliet window and spacious dressing room. The luxurious en-suite features a walk-in shower, twin vanity wash basins and WC, the en-suite is further enhanced by a Bluetooth LED mirror and integrated in-wall electric toothbrush charging points.

The remaining three bedrooms are all generous double rooms, beautifully presented, with bedroom two benefiting from its own en-suite facilities. The luxury family bathroom is fitted with a freestanding bath, double shower, vanity wash basin and WC, all complemented by stylish accent lighting.

Outside, the small private gated development is approached through electronically operated gates set against a stunning tree-lined backdrop. The Willows sits behind attractive stone boundary walls and established planting, whilst a wide tarmac driveway provides extensive off-road parking and access to the double garage.

The rear garden is a particular highlight, backing directly onto the banks of the River Churnet where families of ducks can regularly be seen passing by. The landscaped grounds include an extensive paved entertaining terrace with a built-in outdoor kitchen incorporating BBQ, fridge and storage cupboards, together with a bar area and gazebo with dedicated power provision for a hot tub.

Further external enhancements include seven external power sockets, a dedicated hot tub supply, outside taps, a wall-mounted patio heater, eleven matching exterior wall lights with dusk-to-dawn operation to the front elevation, an under-canopy LED feature light, two external security floodlights, four Wi-Fi controlled colour-changing garden lights and twin six-metre LED driveway strip lights with automatic dusk-to-dawn sensors. Additional practical features include a fully boarded and insulated loft space complete with twin four-foot batten lights, while all LED spotlights throughout the property offer selectable warm and cool white settings, providing flexibility to suit both mood and occasion.

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

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

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre 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: Staffordshire Moorlands District Council / Tax Band F

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

Our Ref: JGA01062026

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.

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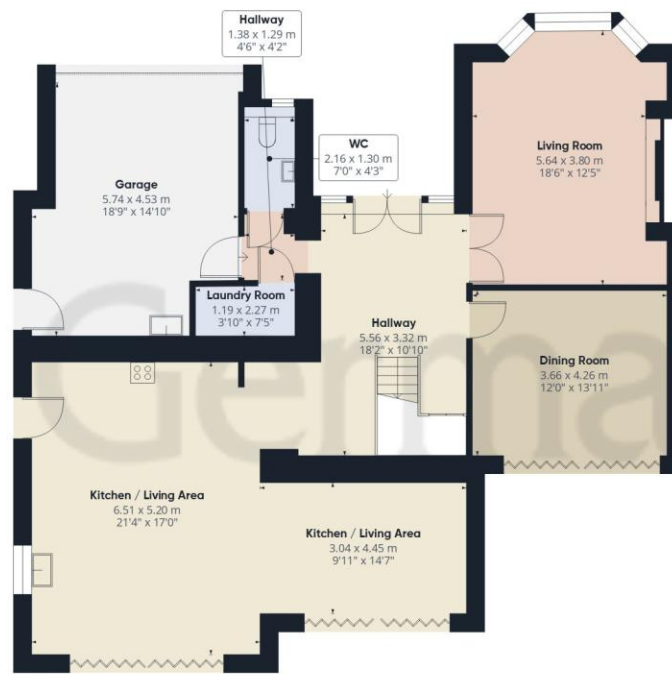






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Ground Floor



Floor 1



Approximate total area⁽¹⁾

256.2 m²

2758 ft²

Balconies and terraces

12.6 m²

136 ft²

Reduced headroom

2 m²

22 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

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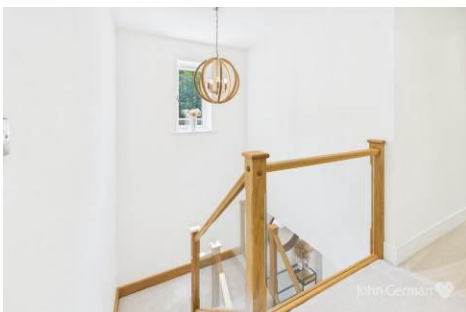
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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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