

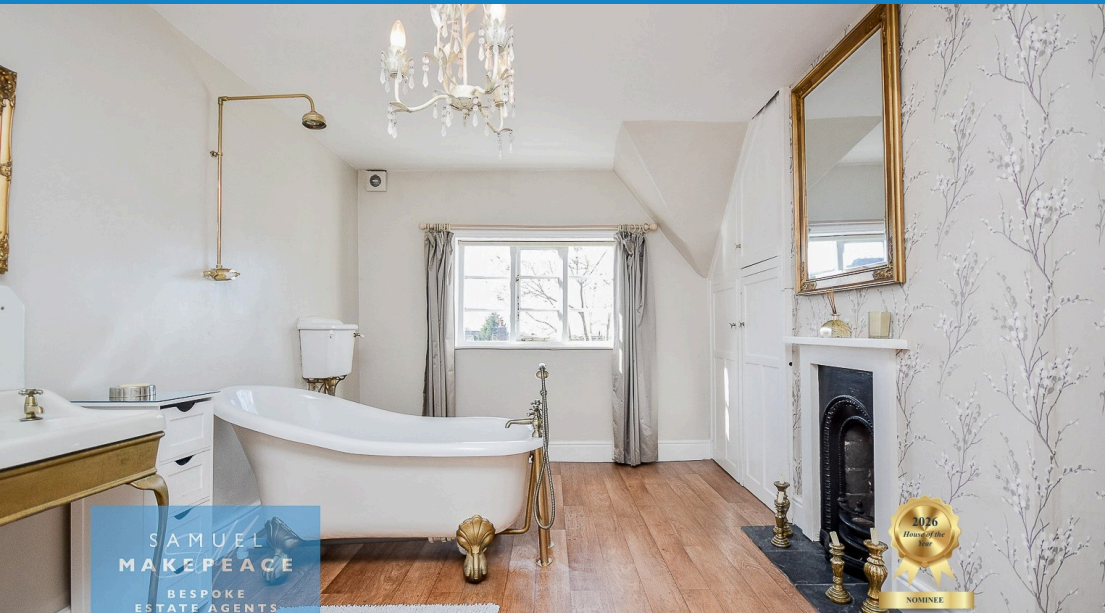


 4  
Bedrooms

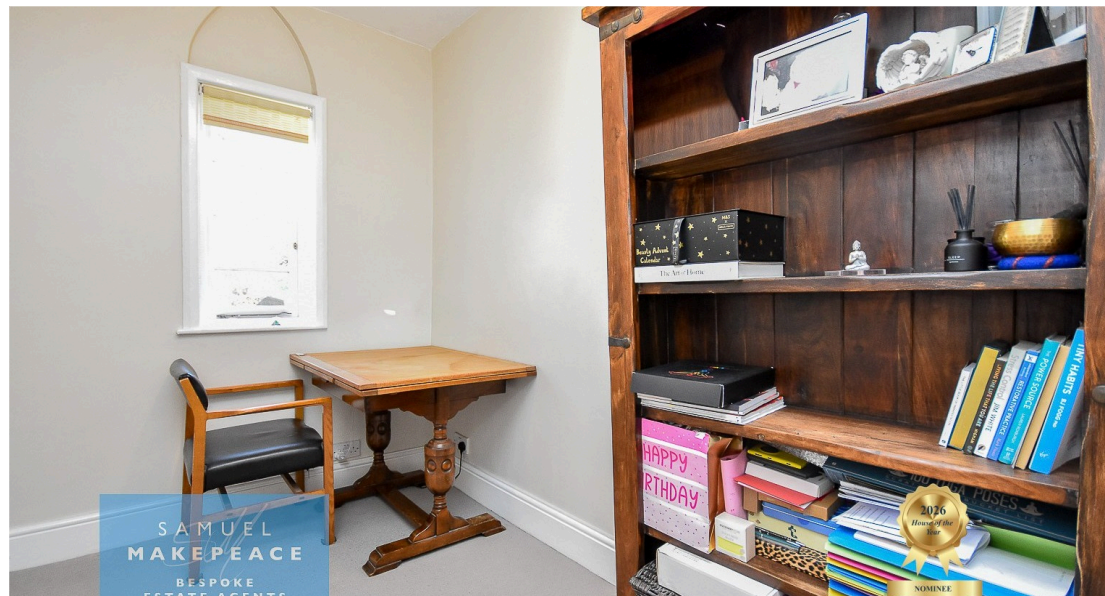
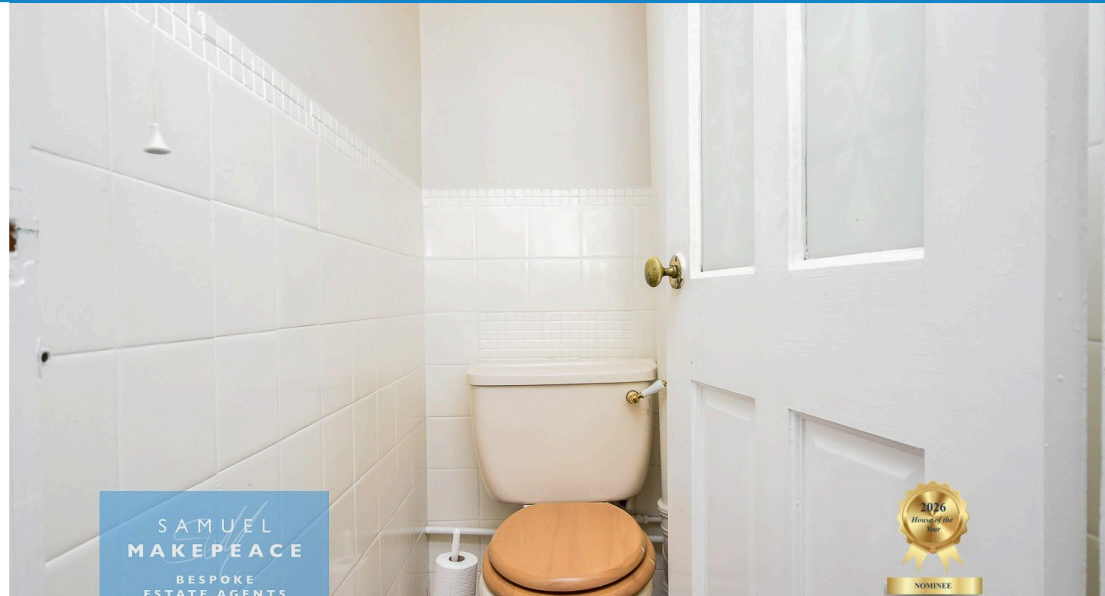
 1  
Bathroom

 1  
Reception





- STUNNING THREE-STOREY PERIOD TOWNHOUSE
- FOUR SPACIOUS BEDROOMS
- IMPRESSIVE LIGHT-FILLED LOUNGE
- STYLISH MODERN KITCHEN/DINER IDEAL FOR ENTERTAINING
- SEPARATE UTILITY ROOM AND WC WITH MINTON TILES
- USEFUL CELLAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE CHARACTERFUL VICTORIAN FAMILY BATHROOM
- PICTURESQUE VIEWS TOWARDS THE HISTORIC CHURCH AND MEADOW FLOWERS



Positioned along the ever-popular Church Street in the heart of **Audley Parish**, this substantial three-storey, four-bedroom mature townhouse is a rare gem – seamlessly blending captivating period architecture with modern-day comfort. Beautifully maintained and immaculately presented throughout, this home requires no work whatsoever and is truly move-in ready.

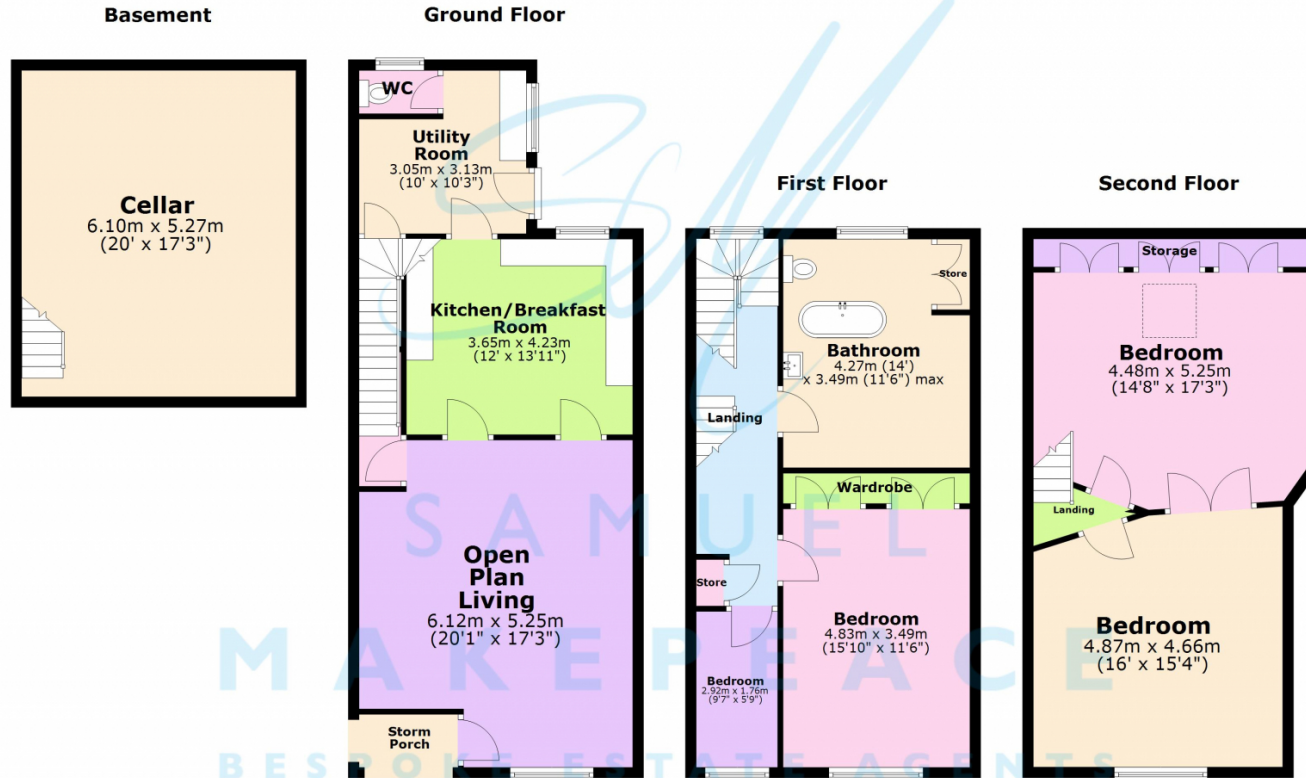
Upon entering, you are welcomed by an impressive, oversized lounge that is a standout feature. A superb space flooded with natural light, perfect for both relaxed evenings and larger social gatherings. High ceilings and original internal doors enhance the character, creating a warm yet elegant atmosphere. To the rear, the heart of the home awaits – a stylish **modern kitchen/diner** thoughtfully designed for contemporary living. Offering ample workspace, quality fittings, and plenty of room for family dining and entertaining, this space effortlessly combines practicality and style. A **separate utility room** provides additional storage and laundry space, keeping the main kitchen clutter-free, while the **convenient ground floor WC** adds further practicality for family and guests alike. The **cellar offers valuable extra storage** and future potential.

Arranged over the upper floors, the property boasts **four exceptionally well-proportioned** bedrooms. Each room enjoys an abundance of natural light, charming outlooks, and versatile space for growing families, guest accommodation, or home office use. The **large Victorian family bathroom** is a true showpiece – rich in character and showcasing original features that pay homage to the home's heritage. Spacious and elegant, it provides both comfort and timeless style rarely found in modern homes.

One of the property's most enchanting aspects is its setting. Enjoy **picturesque views** towards the **historic church** and **surrounding meadow flowers**, with the gentle sound of church bells adding to the peaceful village charm. The rear garden is a true sun trap – benefiting from sunlight throughout the day and well into the evening. It offers the perfect setting for summer BBQs, alfresco dining, entertaining friends, or simply unwinding in complete privacy.

We don't anticipate this being on the market for long, so pick up the phone and call Samuel Makepeace Bespoke Estate Agents today to secure your viewing!





Total area: approx. 212.0 sq. metres (2282.2 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Church Street, Audley, Stoke-on-Trent

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