

## The Chestnuts Cotton, Oakamoor, Stoke-On-Trent, Staffordshire, Offers In The Region Of £775,000

- Selling with NO CHAIN!
- Large driveway and detached double garage
- Dual aspect kitchen diner
- Land available by separate negotiation - approximately 5.7 acres
- Impressive detached stone property
- Four / Five bedrooms
- Two reception rooms
- Agricultural barn to the rear over 22 metres in length
- Three bathrooms
- Situated on a corner plot in a sought after location

# The Chestnuts Cotton, Stoke-On-Trent ST10 3BH

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market The Chestnuts, an impressive detached stone property that offers a perfect blend of space, comfort, and potential. This remarkable home boasts five well-proportioned bedrooms and three modern bathrooms, making it ideal for families or those seeking extra room for guests. The property features two inviting reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this home is the dual aspect kitchen diner, which fills the space with natural light and creates a warm, welcoming atmosphere for family meals and gatherings. The property is set on a generous corner plot, enhancing its appeal and providing a sense of privacy.

For those with a passion for outdoor pursuits or potential business ventures, the agricultural barn at the rear of the property is over 22 metres in length and offers dual access drives, making it a versatile addition. The large driveway and detached double garage provide ample parking and storage options.



Council Tax Band: G



## Ground Floor

### Entrance Hall

13'5" x 13'1"

Wood double glazed door with side light windows to the side aspect, stairs to the first floor, UPVC double glazed window to the side aspect, built in storage cupboard with radiator inside, two radiators, understairs storage cupboard.

### Reception One

16'11" x 15'10"

UPVC double glazed patio doors to the frontage, UPVC double glazed window to the side aspect, open fire, tiled hearth, wood surround, wood mantle, two radiators.

### Kitchen Diner

19'3" x 17'5"

UPVC double glazed window to the frontage, UPVC double glazed door to the frontage, two UPVC double glazed windows to the rear, French oak units to the base and eye level, Jackson ceramic halogen hob, Jackson electric fan assisted oven and separate grill, Jackson integral microwave oven, integral fridge freezer, composite sink and a half with drainer, chrome mixer tap, extractor hood, inset ceiling spotlights, tiled floor, radiator, two plinth heaters.

### Reception Two

15'3" x 13'6"

UPVC double glazed window to the rear, open coal fire with rotary ash box, Hollington stone surround, slate hearth, radiator, Hollington stone archway detail.

### Rear Hall

UPVC double glazed door to the rear, fitted storage cupboard with radiator inside.

### Utility Room

9'1" x 9'0"

UPVC double glazed window to the frontage, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, radiator, extractor fan, integral under counter freezer, space and plumbing for a washing machine, space for a tumble dryer, radiator.

### Study / Bedroom Five

9'4" x 8'5"

UPVC double glazed window to the frontage, radiator.

## Shower Room

5'3" x 6'0"

UPVC double glazed window to the rear, quadrant shower enclosure, electric Mira shower, pedestal wash hand basin, brass mixer tap, low level WC, fully tiled, extractor fan, shaver point.

## Boiler Room

6'0" x 3'3"

Housing the Mistral oil fired boiler.

## First Floor

### Landing

UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, three radiators, airing cupboard housing the hot water tank.

### Bedroom One

18'4" x 15'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, range of fitted wardrobes, fitted cupboards and fitted dressing table, radiator, en-suite off.

### En-suite

8'5" x 5'2"

UPVC double glazed window to the side aspect, walk-in shower enclosure, brass fittings, pedestal wash hand basin, brass mixer tap, low level WC, built in storage, radiator.

### Bedroom Two

17'5" x 13'8"

UPVC double glazed window to the rear, range of fitted wardrobes, fitted cupboards and fitted dressing table, radiator.

### Bedroom Three

15'9" x 13'9"

UPVC double glazed window to the rear, range of fitted wardrobes, fitted cupboards and fitted dressing table, radiator.

### Bedroom Four

18'0" x 9'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, loft hatch.

### **Bathroom**

13'9" x 9'1"

UPVC double glazed window to the rear, double ended bath, brass mixer tap, dual vanity wash hand basins, brass mixer taps, low level WC, bidet, fully tiled, radiator, extractor fan.

### **Loft**

Accessed from bedroom four, part boarded, light.

### **Double Garage**

23'9" x 20'2"

Stone detached double garage, electric doors, loft storage with pull down ladder, power and light. Two UPVC double glazed windows to the side aspect, wood pedestrian door to the side aspect.

### **Externally**

To the frontage, block paved driveway suitable for multiple vehicles, large area laid to lawn, detached double garage, wall boundary, mature trees and shrubs, timber summer house, two electric points, cold water tap, pond.

To the rear, oil tank, detached barn, dual gated access.

### **Barn**

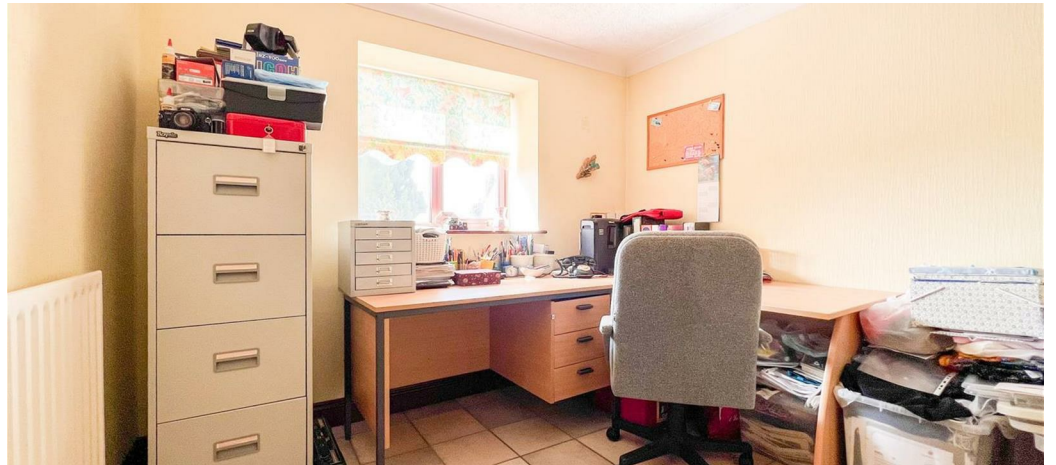
75'1" x 59'0"

Mains water and electric.

### **AML REGULATIONS**

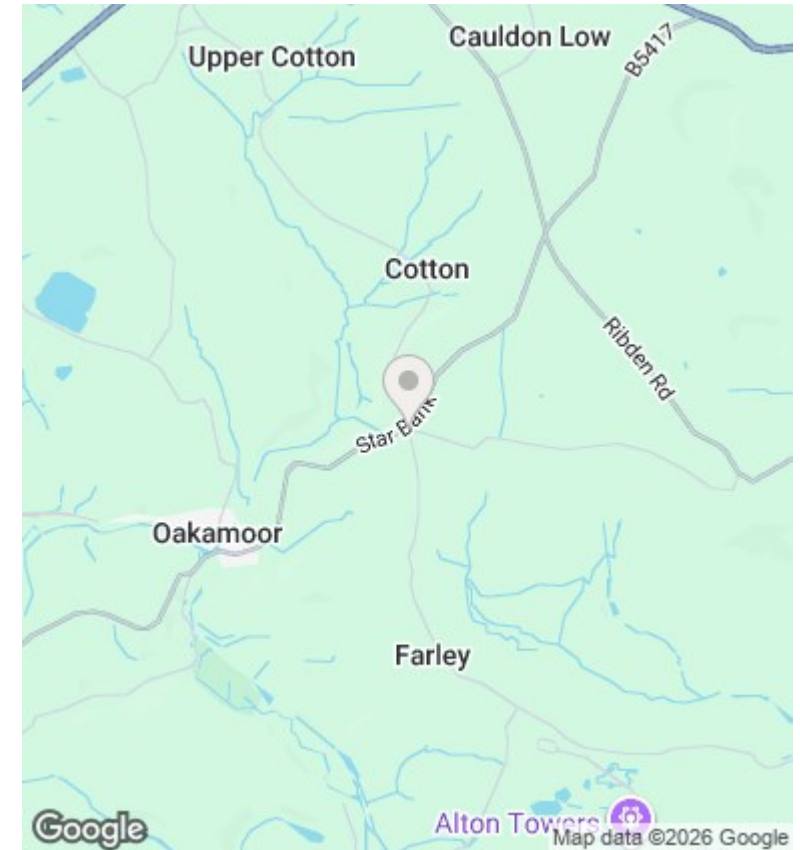
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	