



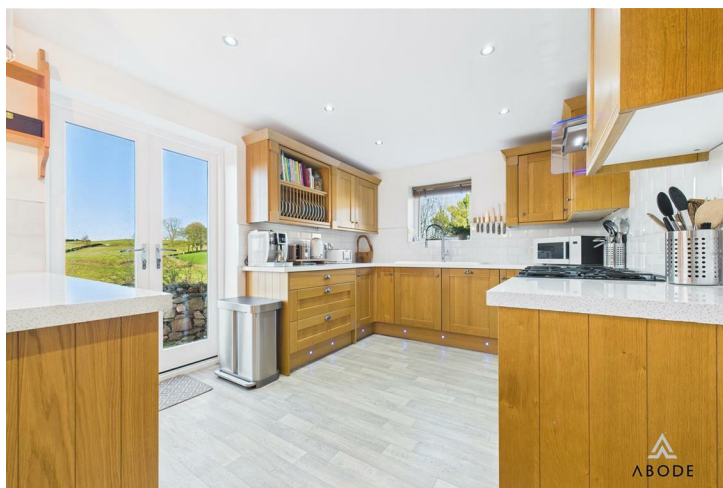


Copper Fields is an exceptional five-bedroom family home, beautifully positioned on the edge of an exclusive cul-de-sac in the sought-after Staffordshire Moorlands village of Whiston. Set in an elevated position, the property enjoys outstanding rural views and offers an ideal blend of refined modern living and countryside tranquillity, all within easy reach of neighbouring towns and local amenities. Just a short stroll from Whiston Hall Golf Club with its public bar and restaurant, the home is perfectly placed for those seeking both lifestyle and convenience.

Arranged over three spacious floors, the accommodation is finished to a high standard throughout. The ground floor features a welcoming entrance hall, a stylish oak-fitted kitchen opening into a light-filled dining area with floor-to-ceiling window, a generous lounge with French doors to the garden, a utility room and guest WC. The first floor hosts the impressive principal suite with built-in wardrobes and a luxurious en-suite, two further well-proportioned bedrooms (one with its own en-suite) and a modern family bathroom. The top floor provides two additional double bedrooms and ample built-in storage, making it perfect for guests, older children or home-working.

Externally, the home continues to impress with a block-paved driveway, electric car charging point, integral garage and beautifully landscaped wrap-around gardens. A large Indian stone patio enjoys uninterrupted views across the rolling countryside, creating an ideal space for relaxation or entertaining.

Stylish, spacious and superbly located, Copper Fields offers an exceptional family lifestyle in a picturesque village setting, combining rural charm with contemporary comfort.



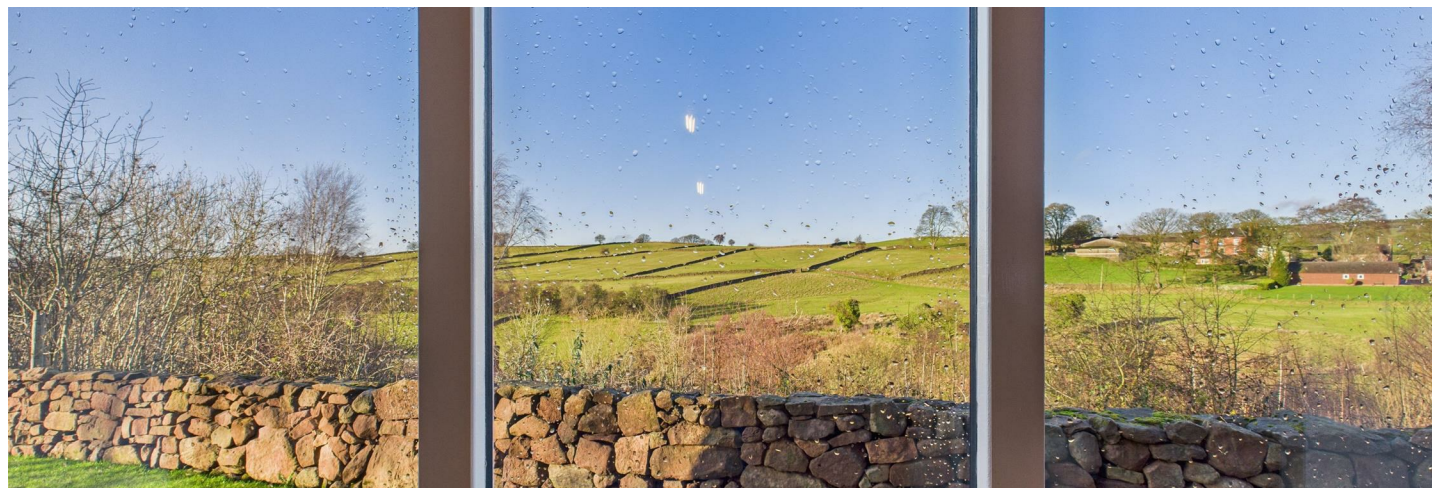

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SALES & LETTINGS

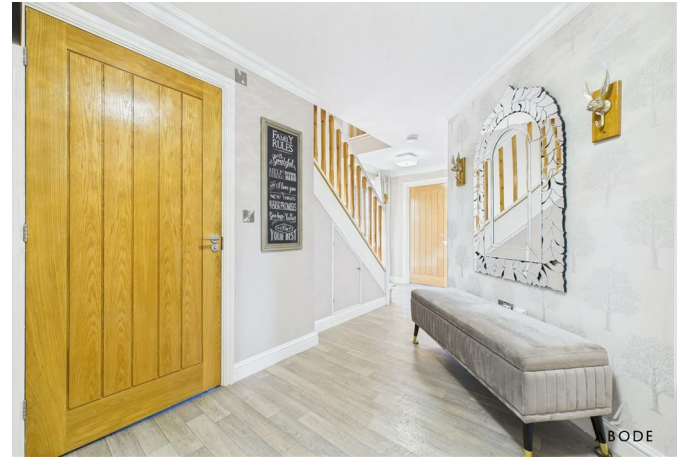
Hallway

A composite front entrance door opens into an inviting hallway enhanced by coving to the ceiling, a central heating radiator and a staircase rising to the first-floor landing. A useful under-stairs storage cupboard, master telephone socket and smoke alarm are provided, while internal doors lead to the ground-floor accommodation.

Lounge

A bright and spacious living room featuring large windows and French doors that fill the space with natural light and offer attractive countryside views. French doors open onto the patio, enhancing indoor-outdoor living. Neutral décor and quality carpeting create a warm, modern feel, making this an ideal space for relaxing or entertaining.







Kitchen/Diner

This impressive open-plan kitchen diner features a double glazed window to the front elevation and double glazed French doors opening to the side, creating a bright and welcoming environment. The kitchen is fitted with a bespoke range of matching oak storage cupboards, drawers and display units paired with drop-edge preparation surfaces and complementary tiling. Integrated appliances include a ceramic one-and-a-half sink and drainer with spray mixer tap, a focal six-ring Rangemaster cooker with double electric ovens and matching extractor hood, a dishwasher, integrated freezer and integrated double fridge. A breakfast bar and ceiling spotlighting complete the kitchen area.

The adjoining dining space enjoys far-reaching countryside views through an oversized double glazed window to the side elevation, and features a central heating radiator, coving to the ceiling, electric log-burner-style focal point and internal doors connecting to additional accommodation.

W.C.

A double glazed frosted window to the side elevation provides natural light to this neatly appointed cloakroom, fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback. The space is completed with a central heating radiator, ceiling spotlighting and extractor fan.

Utility Room

With a double glazed window to the front elevation, the utility room provides a further range of matching base-level storage cupboards with drop-edge work surfaces and complementary tiling. Integrated appliances include a composite one-and-a-half sink and drainer with spray mixer tap, along with plumbing and space for freestanding under-counter white goods. Coving to the ceiling, extractor fan and an internal door lead through to the:

Garage

Featuring an up-and-over door to the front elevation, the garage houses the electrical consumer unit and the central heating combination gas boiler, with a composite rear access door for added convenience.

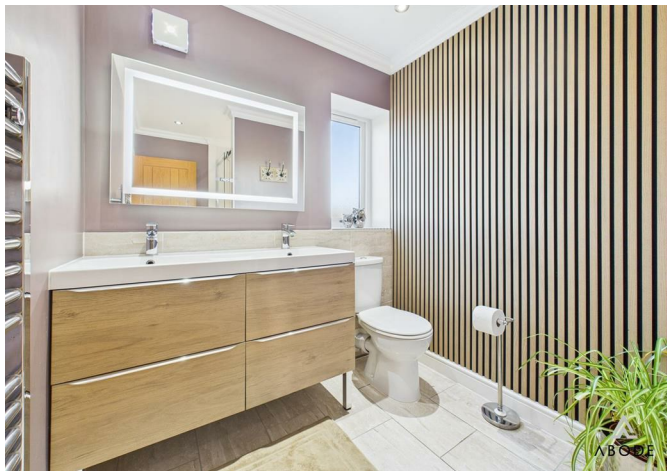
First Floor Landing

The first-floor landing includes a central heating radiator and a bay staircase rising to the second floor. A double glazed window to the side elevation offers natural light, while a smoke alarm and a useful built-in utilities cupboard with eye-level shelving complete the space.

Bedroom One

A superb triple-aspect room capturing stunning panoramic views of the surrounding rolling countryside. The bedroom is finished with coving to the ceiling, central heating radiator, feature wall lighting, TV aerial point and an internal door leading to the en suite.





En-suite

This modern en suite features a double glazed frosted window to the side elevation and a stylish three-piece suite comprising a low-level WC with continental flush, his-and-hers sink units with mixer taps, base-level drawers and tiled splashbacks. A double shower cubicle with chrome waterfall showerhead, sliding glass screen and complementary floor-to-ceiling tiling is the centrepiece. Acoustic feature wall panelling, a chrome heated towel radiator, coving, extractor fan and ceiling spotlighting add to the luxurious finish.

Bedroom Three

This well-proportioned bedroom includes two double glazed windows to the side elevation with far-reaching views across open countryside and agricultural land. The room is completed with a central heating radiator and coving to the ceiling.

Bedroom Two

With double glazed windows to the side and rear elevations, this bedroom benefits from access to the loft via hatch, a central heating radiator, telephone point, TV aerial point and coving to the ceiling.

En-suite Two

A further stylish shower room with a double glazed frosted window to the front elevation. The suite includes a low-level WC with continental flush, pedestal wash hand basin with mixer tap and a double shower cubicle with sliding glass screen and waterfall showerhead. Complementary wall and floor tiling, a chrome heated towel radiator, extractor fan, coving and ceiling spotlighting are also featured.

Bathroom

The luxury family bathroom includes a double glazed frosted window to the front elevation and a four-piece suite comprising a low-level WC with continental flush, shower cubicle with glass screen and shower over, oversized vanity sink unit with mixer tap and a bath with mixer tap. Complementary tiling to walls and floor, extractor fan, coving, chrome heated towel radiator and ceiling spotlighting complete this elegant space.

Second Floor Landing

The upper landing features a double glazed Velux window to the ceiling, built-in eaves storage and two double storage cupboards fitted with hanging rails for practical use. A smoke alarm, ceiling spotlighting and internal doors lead to the top-floor bedrooms.

Bedroom Four

A versatile room with a double glazed window to the rear elevation and a double glazed Velux window overhead. Additional features include a central heating radiator, TV aerial point and loft access.

Bedroom Five

A bright top-floor bedroom offering a double glazed window to the rear elevation along with a double glazed Velux window. The room includes a central heating radiator and TV aerial point.

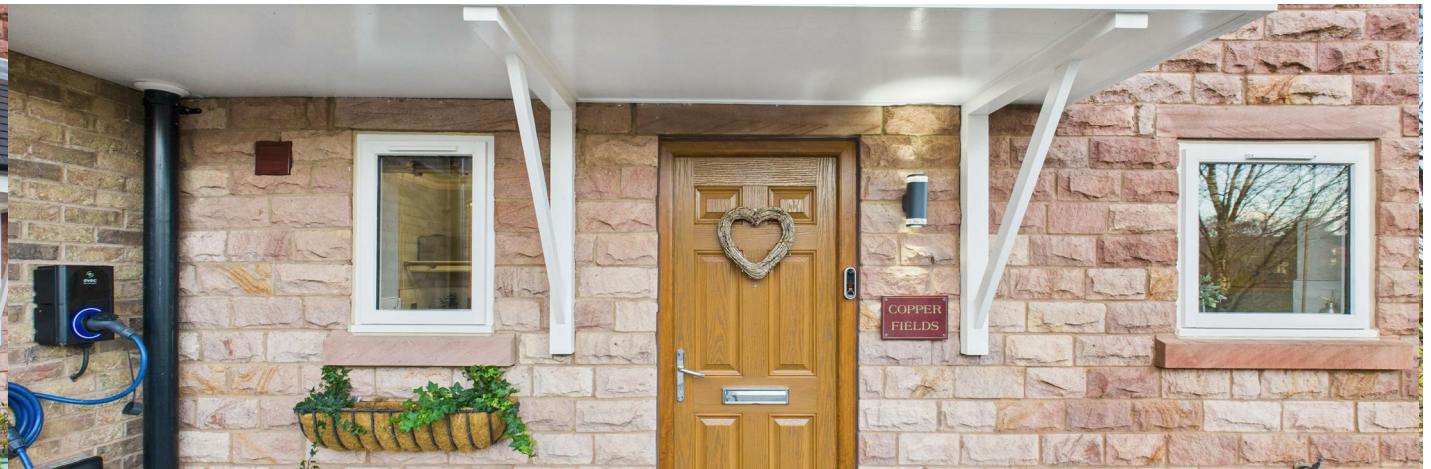


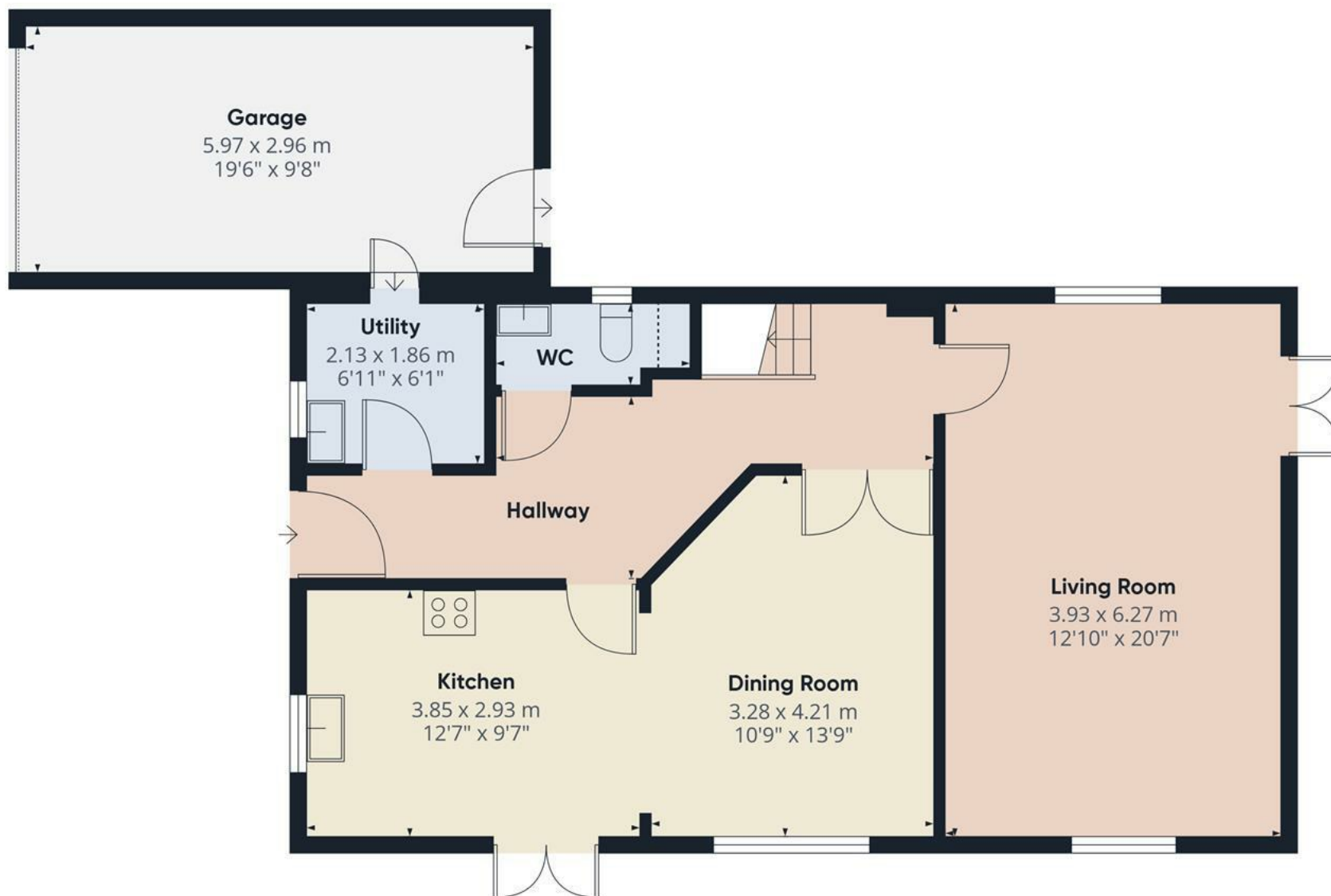












Floor 0

Approximate total area⁽¹⁾

88 m²
947 ft²

Reduced headroom

0.3 m²
3 ft²

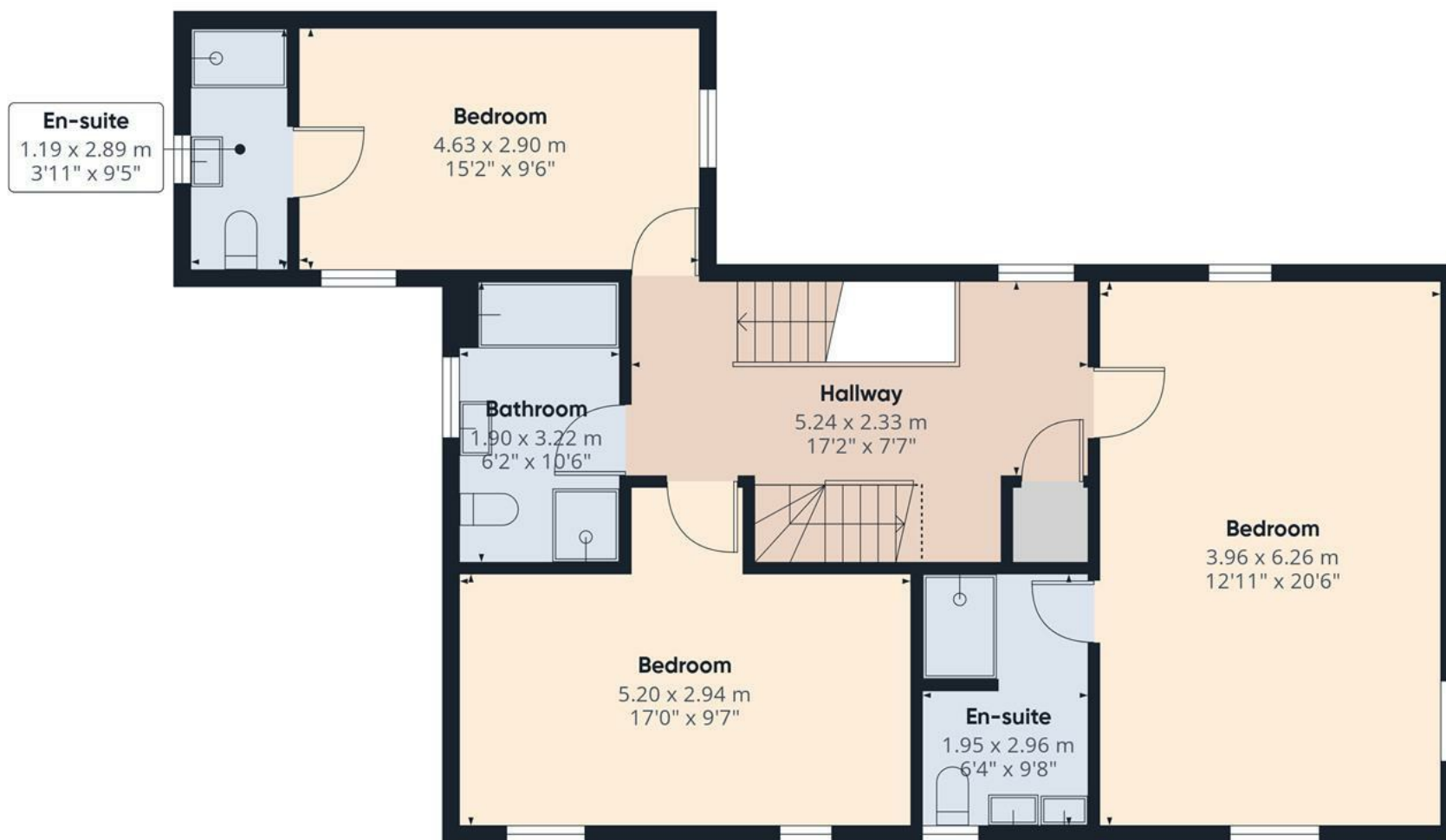
(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾

82.7 m²

891 ft²

Reduced headroom

0.9 m²

10 ft²

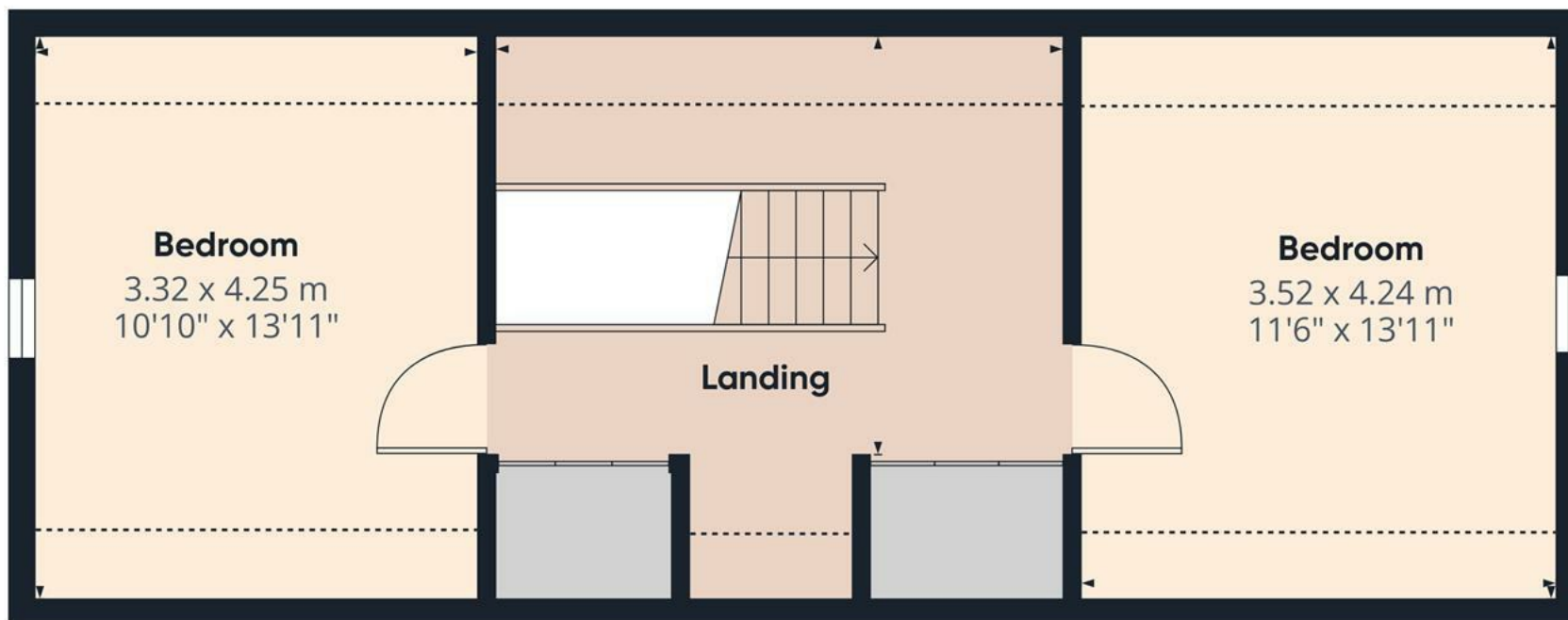
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Floor 2

Approximate total area^m

43.5 m²

468 ft²

Reduced headroom

9.4 m²

101 ft²

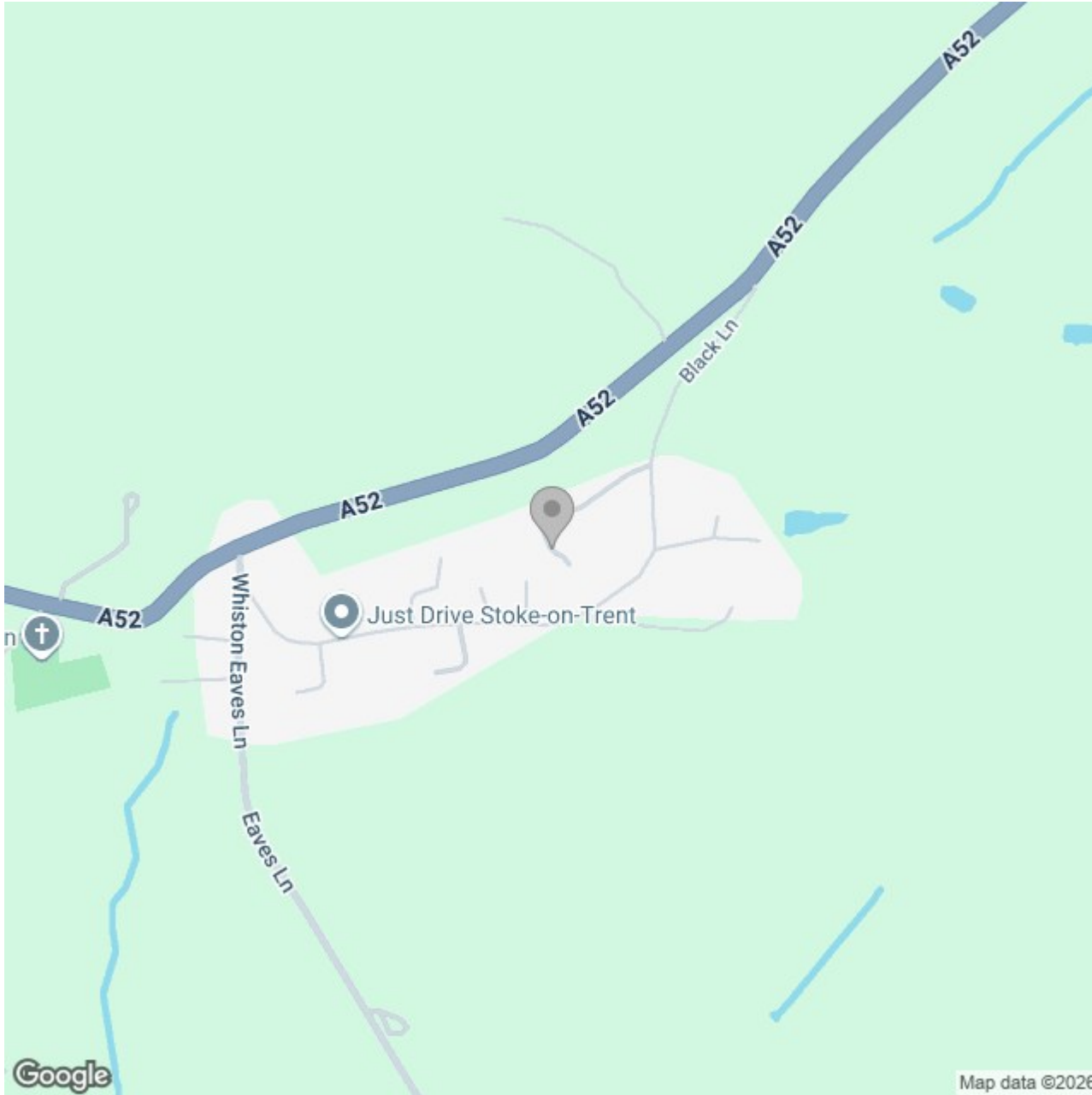
(1) Excluding balconies and terraces

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	