



The Bungalow Marsh Green Road, Biddulph, Stoke-On-Trent, ST8

Guide Price £700,000

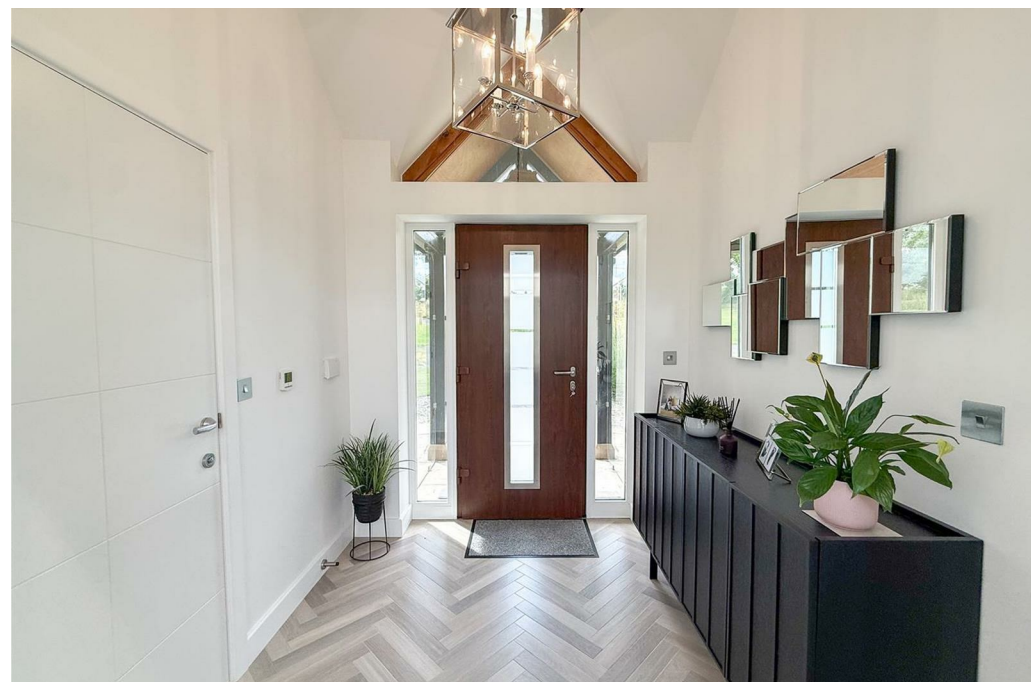
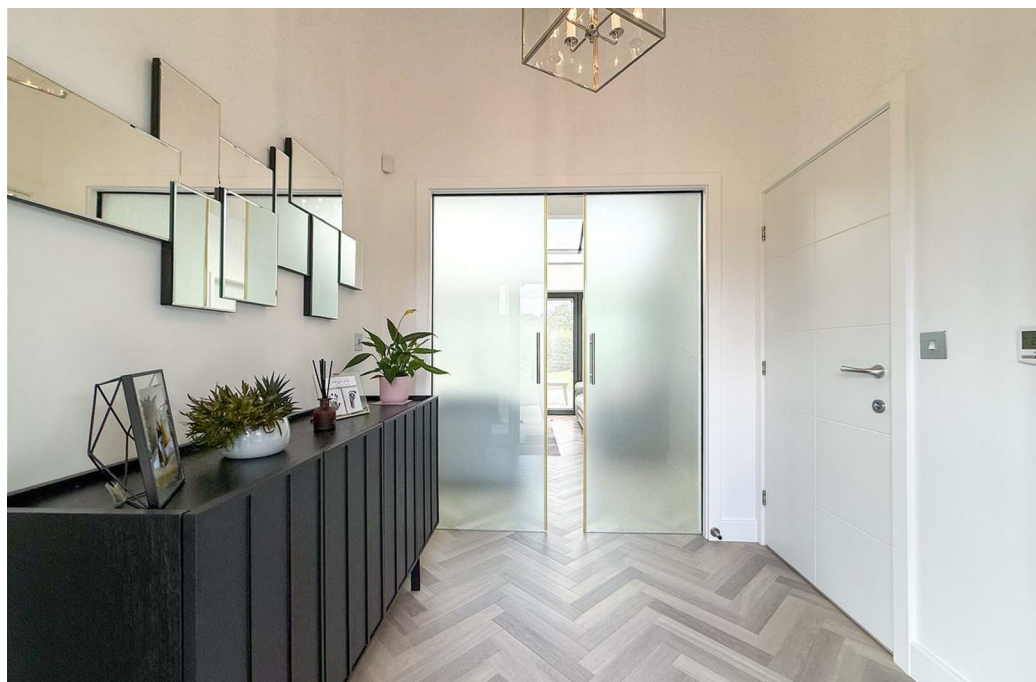
- Individually Designed Detached Bungalow Set In Approximately 1/2 Acre
- Contemporary Beautifully Appointed Kitchen With Italian Worksurfaces & Integrated Neff Appliances
- Two Luxurious En-suite Facilities
- Idyllic Location Surrounded By Open Countryside
- Lounge & Open Plan Living Area Divided By A Striking Dual Sided Remote Controlled Fireplace
- Stone Built Double Garage, Two Separate Driveway
- Breathtaking Open Plan Living/ Dining Kitchen
- Two Generously Proportioned Boutique Style Bedrooms
- Wraparound Gardens With Open Aspect Over Fields & Surrounding Countryside

The Bungalow Marsh Green Road, Stoke-On-Trent ST8 6QP

A truly exceptional individually designed detached bungalow, occupying an enviable semi-rural position within approximately half an acre of beautifully landscaped gardens and grounds. Enjoying an idyllic setting along a quiet country lane, surrounded by open countryside, this outstanding residence offers the perfect balance of architectural excellence, luxurious contemporary living and complete privacy.



Council Tax Band: E



Approached via a sweeping driveway, the property immediately impresses, with further secure parking accessed via electrically operated gates leading to a detached stone-built double garage with remote-controlled door, providing extensive parking for numerous vehicles, a caravan or motorhome.

Internally, the quality of craftsmanship and attention to detail are evident throughout. The striking architectural design is centred around spectacular vaulted ceilings, extensive aluminium glazing with integral blinds and carefully considered living spaces designed to maximise natural light whilst framing the surrounding countryside.

At the heart of the home is a breathtaking open-plan living dining kitchen, perfectly combining everyday practicality with sophisticated entertaining. The beautifully appointed kitchen is fitted with a comprehensive range of contemporary units centred around an impressive island with premium Italian work surfaces incorporating a Neff induction hob with integrated pop-up extractor. A range of quality integrated Neff appliances includes an oven, warming drawer (installed in 2026), dishwasher, fridge and separate freezer, whilst a separate laundry room provides further storage and practicality.

The principal reception spaces are connected by a striking dual-sided remote-controlled fireplace, creating a stunning focal point between the lounge and the open-plan living area. Amtico herringbone flooring flows seamlessly from the entrance hall through the lounge and living space, complemented by underfloor heating throughout.

The accommodation offers two generously proportioned boutique-style bedroom suites, each enjoying luxurious en-suite facilities appointed with premium Villeroy & Boch sanitaryware. The superb principal bedroom benefits from bespoke fitted wardrobes, a bespoke fitted bed surround incorporating bedside storage and full-height glazing, perfectly positioned to capture uninterrupted views across the gardens and neighbouring countryside.

The welcoming reception hall creates an immediate impression with its vaulted ceiling and glazed entrance porch, whilst contemporary glazed pocket doors enhance both the sense of space and natural light. A beautifully appointed cloakroom completes the accommodation.

Externally, the wraparound gardens have been thoughtfully landscaped and are predominantly laid to lawn, complemented by extensive Indian stone entertaining terraces, ornamental planting and mature borders. The gardens enjoy a high degree of privacy whilst taking full advantage of the picturesque open countryside setting, creating an idyllic environment for outdoor entertaining or simply enjoying the peaceful surroundings.

Situated on the outskirts of Gillow Heath, perfectly positioned between Staffordshire and Cheshire, the property enjoys convenient access to the neighbouring market towns of Biddulph, Congleton, Leek, Macclesfield and The Potteries. The Biddulph Valley Way can be accessed just a short distance further along the lane, adjoining the

property, offering an abundance of scenic countryside walks and cycling routes through the surrounding Staffordshire and Cheshire landscape.

Properties of this architectural quality and specification are exceptionally rare. Combining innovative contemporary design with luxurious finishes and an outstanding semi-rural setting, this remarkable home offers a lifestyle opportunity seldom available on the open market.

Entrance Hall

A welcoming reception hall having an impressive vaulted ceiling creating an immediate sense of space. Amtico herringbone flooring extending through into the lounge and open-plan living accommodation. Contemporary glazed sliding doors opening into the lounge. Doors providing access to the bedroom accommodation. Underfloor heating.

Lounge

17'6" x 14'4"

Having a vaulted ceiling with feature skylight windows and full-width aluminium double glazed bi-fold doors with integral blinds, providing seamless access onto the rear Indian stone patio and gardens whilst enjoying views over the surrounding countryside. Contemporary dual-sided remote-controlled inset fireplace shared with the adjoining living kitchen. Amtico herringbone flooring. Underfloor heating.

Open Plan Living Kitchen

25'6" x 15'10"

An impressive open-plan living space incorporating living, dining and kitchen areas. Having a vaulted ceiling with fully glazed apex window and extensive aluminium double glazed windows and patio doors with integral blinds, taking full advantage of the surrounding countryside views. The living area benefits from the continuation of the Amtico herringbone flooring, bespoke acoustic style timber panelling media unit with wall mount for a T.V, floor sockets and the feature dual-sided fireplace.

The kitchen is fitted with a comprehensive range of wall mounted cupboard and base units incorporating a central island with premium Italian work surfaces and a Neff touch-control induction hob with integrated pop-up extractor. Further integrated Neff appliances include an oven, microwave, warming drawer, dishwasher, fridge and separate freezer. Franke inset sink with Quooker hot tap set into contrasting composite work surfaces. Concealed integrated waste and recycling bins, illuminated pan drawers and LED kickboard lighting. Porcelain tiled flooring with underfloor heating continuing throughout the kitchen area.

Laundry Room

6'7" x 5'10"

Having a range of fitted wall and base units with granite work surfaces incorporating an inset sink with mixer tap. Plumbing and space for washing machine together with space for tumble dryer. Recessed LED lighting, automatic extractor fan and additional storage within the kickboards.

Bedroom One

16'2" x 16'1"

Having full-height aluminium double glazed windows with integral blinds overlooking the gardens and surrounding countryside. Vaulted ceiling. Underfloor heating. Comprehensive range of bespoke fitted wardrobes incorporating hanging space, shelving and drawers with automatic LED illumination. Matching fitted headboard incorporating bedside shelving, reading lights, concealed storage and pull-out dressing table. Door leading to:-

En Suite Wet Room

7'11" x 5'10"

``Luxurious Villeroy & Boch suite comprising wall mounted WC with concealed Grohe flush, bidet and wash hand basin. Walk-in wet room style shower with level access floor, fixed rainfall shower and separate handheld attachment. Porcelain tiled walls and flooring with underfloor heating. Recessed LED lighting and automatic extractor fan.

Bedroom Two

16'2" x 11'4"

Having aluminium double glazed windows to the front aspect with integral blinds together with aluminium double glazed French doors opening onto the front patio. Recessed LED lighting. Underfloor heating. Loft access via pull-down ladder housing the Megaflo hot water cylinder. Fitted shelving. Door leading to:-

En Suite Bathroom

7'9" x 5'4"

Luxury Villeroy & Boch suite comprising double-ended bath with Grohe mixer tap and shower attachment, wash hand basin with wall mounted Grohe mixer tap and wall mounted WC with concealed flush. Porcelain tiled walls and flooring with underfloor heating. Recessed LED lighting and automatic extractor fan.

Externally

The property occupies a generous plot extending to approximately half an acre, having two separate driveways providing extensive off-road parking. The main sweeping driveway is flanked by well-maintained lawned gardens with feature planted borders, post lighting and dry stone walling.

A rear driveway is accessed via electric remote-controlled gates, providing further secure parking with space suitable for a caravan or motorhome if required. There is also a stone-built double garage with an electric remote-controlled door.

The gardens wrap around the property and are predominantly laid to lawn, with an Indian stone paved patio adjoining the rear elevation and accessible from the principal living accommodation. The gardens enjoy an open aspect over the surrounding fields and countryside, with external lighting, outdoor power points





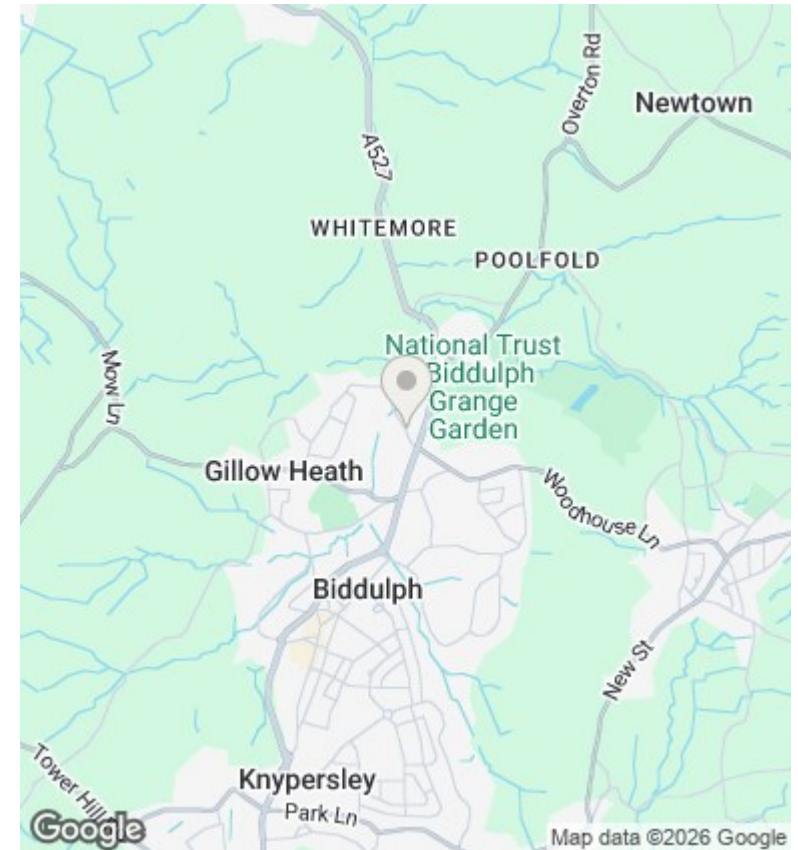
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

E



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