



## Greystones, 4 Ox Pasture, ST13 7HT

**£425,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

GUIDE PRICE OF £400,000 - £425,000

"The Magic Thing About Home Is That It Feels Good To Leave, And It Feels Even Better To Come Back."  
— Wendy Wunder

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Agent Comments

This immaculately presented three-bedroom detached bungalow located on Ox Pasture, Cheddleton, occupies an exceptional plot, boasting a generous wraparound garden that offers both privacy and versatility—perfect for families, entertaining, or future potential.

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway, featuring elegant parquet flooring that continues into the main living areas. The lounge is a standout space, combining warmth and character with its parquet flooring and charming log burner, creating a cosy yet refined atmosphere. French doors lead seamlessly from the lounge into a delightful sunroom, which enjoys uninterrupted views over the beautifully maintained garden—an ideal spot for relaxation throughout the year.

The property benefits from a high-specification, fully fitted kitchen, finished to an excellent standard with modern fixtures and ample workspace. To the ground floor are two generously sized double bedrooms; bedroom two overlooks the front aspect, while bedroom three enjoys views of the rear garden. A well-appointed family bathroom completes the ground floor accommodation.

Stairs rise to the first floor, where the impressive principal bedroom is located. This space is enhanced by a versatile landing area, perfectly suited for use as a dressing area, along with the added benefit of a contemporary shower room.

Externally, the property truly excels. Set on a substantial plot, the wraparound garden provides extensive outdoor space, ideal for a range of uses. The property also benefits from ample off-road parking and a double garage, offering excellent storage and practicality.

This is a rare opportunity to acquire a beautifully maintained bungalow in a highly desirable setting, combining generous living accommodation with outstanding outdoor space.

## Location



Set within the picturesque Staffordshire Moorlands, the sought-after village of Cheddleton offers an attractive blend of rural charm, everyday convenience and an active outdoor lifestyle. Located just a short distance from the market town of Leek, the village provides a range of useful amenities including local shops, a post office, traditional pubs, a primary school and community facilities, making it particularly appealing to families and those seeking a quieter pace of life. and sit at the heart of village life, helping to foster a strong sense of community.

Cheddleton is rich in heritage and character, best known for its canalside setting and historic attractions including and the preserved Churnet Valley Railway, both of which celebrate the village's industrial past and attract visitors throughout the year. Traditional village events, sports clubs and local gatherings further add to its welcoming atmosphere.

For those who enjoy the outdoors, Cheddleton is perfectly positioned for countryside living, with scenic walks along the Caldon Canal and easy access to , and . The village also offers well-regarded dining spots such as , and , while excellent road links provide convenient access to Stoke-on-Trent, Uttoxeter and the nearby Peak District National Park, making Cheddleton an ideal location for those seeking village living without sacrificing convenience.

### Entrance Hall

15'0" x 7'9" extending to 11'2" max (4.58 x 2.37 extending to 3.41 max)



Partially glazed wooden entrance door to the front aspect. Parquet flooring. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: –

### Lounge

17'2" x 14'0" (5.25 x 4.29)



Parquet flooring. Radiator. Feature exposed brick fire recess housing a log burning stove set on a tiled hearth with wooden mantle. uPVC Windows to the front and side aspect. uPVC double doors leading to Sun Room. Wall lights. Ceiling light.

### Sun Room

12'4" x 6'9" (3.78 x 2.07)



Tiled flooring with underfloor heating. uPVC Windows to the front and side aspects. uPVC double doors leading to garden. Ceiling fan light.

### Kitchen

13'2" x 12'9" (4.03 x 3.89)



Fitted with range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated four ring vented induction hob, double electric oven, microwave, fridge freezer and dishwasher. Tiled flooring. Radiator. uPVC window to the side and rear aspects. Inset spotlights. Ceiling lights.

### Bedroom Two

12'6" x 12'4" (3.82 x 3.76)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

Carpet. Radiator. uPVC double doors leading to garden. Ceiling light.

### Bathroom

10'3" x 5'6" (3.13 x 1.68)



Fitted with a suite comprising of double ended back to wall bath with mixer tap, wall mounted wash hand basin and low level WC.

### First Floor Landing

Carpet. Radiator. Skylight window. Ceiling light. Door leading into:-

### Bedroom One

17'0" x 10'9" (5.20 x 3.29)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Shower Room

8'6" x 5'6" (2.61 x 1.69)



fitted with a suite comprising of shower cubicle with rainfall showerhead, pedestal wash hand basin and low level WC.

## Outside



To the front of the property a driveway provides ample off-road parking and access to a double garage, ensuring both practicality and convenience. Gated access separates the front of the property leading onto the gardens.

## Garage

19'1" x 12'9" (5.84 x 3.90)

Electric up and over door to the front aspect. Power and light. uPVC door to the side aspect leading to the rear garden. uPVC window to the rear aspect.

## Gardens



Externally, the property is set within an exceptionally generous and beautifully maintained plot, offering a true sense of space, privacy, and lifestyle appeal. The wraparound gardens have been thoughtfully landscaped and meticulously cared for, presenting

a stunning balance of formal and natural elements.

A standout feature is the expansive lawn, bordered by mature trees, established shrubs, and well-stocked planting beds, creating a peaceful and private setting. A charming paved pathway leads through the garden, enhanced by decorative lighting and seating areas—ideal for outdoor entertaining or simply enjoying the surroundings.

The garden also benefits from a delightful Koi pond, complete with a decked seating area, adding a tranquil focal point and further elevating the outdoor experience. A gravelled pathway meanders around sections of the garden, offering additional interest and access to various tucked-away seating spots, perfect for relaxing in different parts of the day.

The overall plot size is particularly impressive, offering a rare opportunity for such extensive outdoor space, in a central village location, all of which has been maintained to an exceptional standard.

This is a garden that truly complements the home—offering not just space, but a lifestyle.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

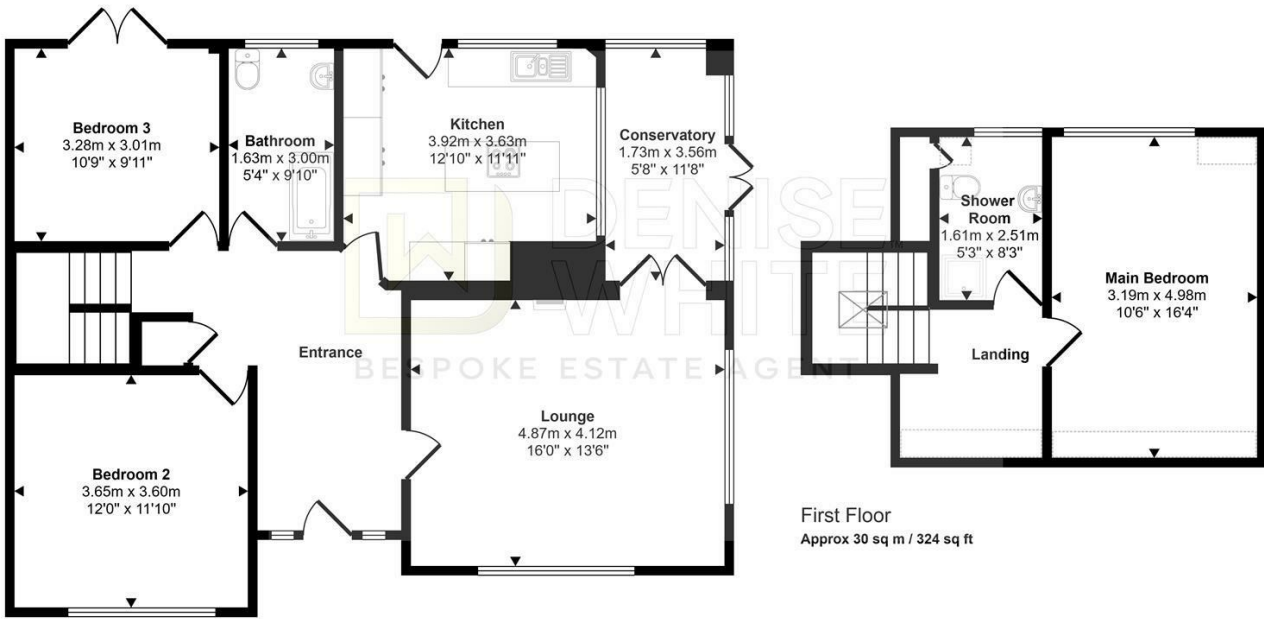
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

Approx Gross Internal Area  
119 sq m / 1286 sq ft



Ground Floor  
Approx 89 sq m / 962 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.