



The Oaklands

Woodside View | Oakamoor | Stoke-on-Trent | Staffordshire | ST10 3AU

 FINE & COUNTRY

THE OAKLANDS

The Oaklands is an impressive detached modern house established in the last 10 years and is positioned in a gated community with tranquil surroundings with the River Churnet to the rear and woodlands to the front. Presented to a high standard, the accommodation includes 4 bedrooms, 3 bathrooms and 3/4 reception rooms, with private gardens and plentiful parking to the front. In summary, this is an ideal family home in an Idyllic location.



GROUND FLOOR

On entering The Oaklands you are immediately impressed by its modern and contemporary ambiance with its open plan layout and design. Architecturally designed by the current owner within the past 10 years the entrance creates a feeling of space and a great place to greet family and friends. This leads off into the living room which is an ideal place to relax whether it be in front of the fireplace or enjoy some peace and quiet with exposed wooden flooring and the bay frontage giving character to the room. The snug is equally cosy with the added benefit of having full bi-fold doors offering a natural flow to the rear gardens and those enviable views to the woodlands over the river. Leading from the entrance hall the kitchen breakfast room is a natural place to congregate and does not let you down with its fantastic open plan layout and design complimented with all the modern appliances you would expect with the island being the focal point of the room. With Bi-fold doors across the full width of the kitchen breakfast/ dining room and a great place to entertain especially in the summer with the natural flow onto the rear terrace. Off the entrance hall there is a separate utility room and separate downstairs cloakroom as well as access to the double garage to complete the downstairs accommodation.





SELLER INSIGHT

“ When I first bought the plot for The Oaklands, it was nothing more than a wild field of weeds and overgrown grass. But what stopped me in my tracks was the view. Looking out over the river, it was impossible not to see the potential. Even then, I could picture exactly what it could become.

From the beginning, this was a true labour of love. I secured planning, designed the entire house from scratch, and personally project managed the build. As an engineer, I worked closely with the architect. In truth, I often told them what to draw. Because of that, I know every square inch of this home. Every detail, every finish, every decision was carefully executed, and the final result exceeded even my own expectations.

I designed the house around light and space, with the open-plan living area to the rear as the focal point. The kitchen, dining and lounge space is perfect for parties, keeping everyone together whether cooking, relaxing or hosting. The large island has been the heart of everything, from family meals to impromptu table tennis matches. The drinks fridge tucked on the corner is an added bonus when entertaining, too. Upstairs, the master bedroom balcony is one of my favourite places. Sitting out on a spring morning overlooking the river feels like a luxury every day.

In summer, the home comes alive as the bi-fold doors open onto the patio, leading to the outdoor kitchen and barbecue area. Family gatherings have been effortless, with children running in and out all day. The sunken seating area, just a step down, becomes the cosiest spot in the evening, especially with the firepit glowing.

The location is equally special. Woodland sits right in front of the house. I can step through the gate straight into the trees. There is also an old train line nearby, perfect for children and nature lovers to explore. In the other direction, I can cycle for miles into Alton village, with its pubs, cafés and restaurants. Denstone Farm Shop is close by too.

Moving on from here, I will miss everything about The Oaklands: the openness, the views, the warmth of the log burner in winter. It has been the dream home I always hoped it would be.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first floor like the ground floor is spacious and has an equally contemporary feel with its modern styling and design. There are 4 bedrooms, all double rooms with the master having its own spacious en-suite and separate dressing room as well as its own private balcony overlooking the rear garden. The remaining bedrooms are all spacious and light and presented to a high standard with bedroom 2 having its own en-suite facilities with the remaining bedrooms having fitted wardrobes and complimented with the modern family bathroom.















OUTSIDE

The gardens to the rear of the property are mainly laid to lawn with a terrace area adjacent to the rear of the property with an outdoor seating area and covered barbecue section. To the front there is off road parking for numerous vehicles as well as a double garage.





LOCATION

The Oaklands is situated in Oakamoor in the Staffordshire moorlands near the market town of Cheadle with access to main roads in close proximity. Access to train stations is via Stoke Stafford or Uttoxeter with easy reach to London within 1 hr 30 mins Birmingham 30 mins and Manchester 1 hour.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Staffordshire Moorlands District Council & Staffordshire County Council

EPC: Rating B (Valid until 30 July 2030)

Property Construction: Standard (Brick & Block with Tile Roof)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas & Underfloor Heating

Broadband: FTTC / Superfast Fibre Broadband connection available. We advise you to check with your provider.

Mobile signal/coverage - 4G mobile signal is available in the area. We advise you to check with your provider.

Parking: Garage and Driveway Parking (Garage for 2 cars. Driveway for 4+ cars)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

<https://www.fineandcountry.co.uk/staffordshire-estate-agents>

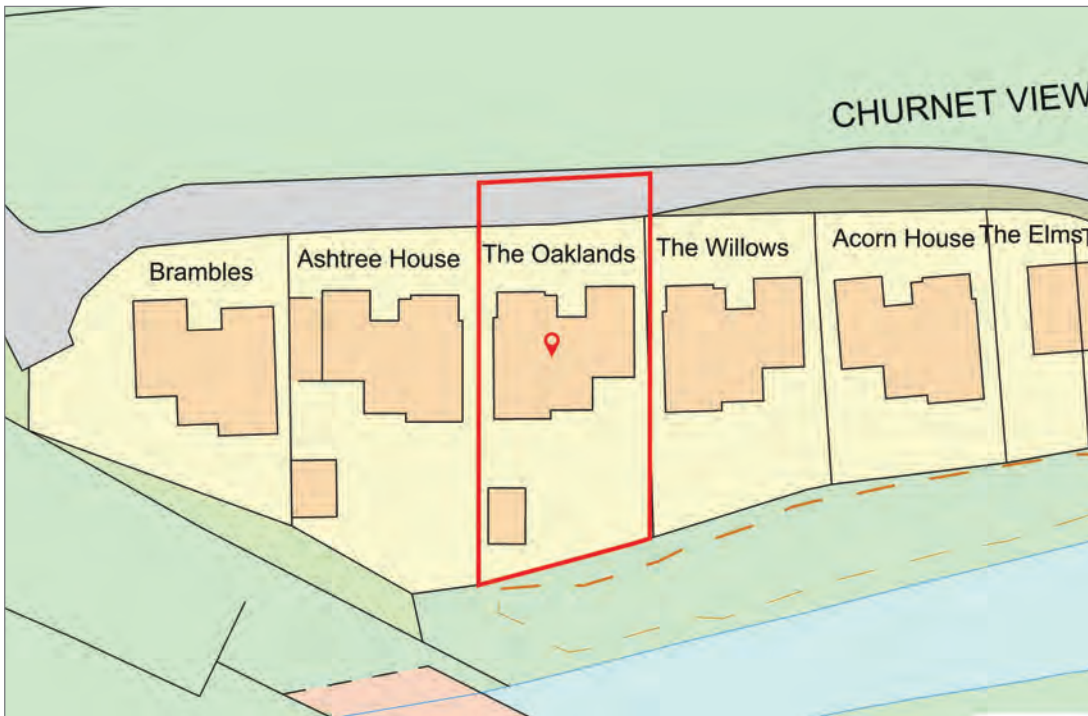
Opening Hours:

Monday to Friday - 8.00 am – 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday – 9.00am-4pm

Offers over £750,000



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The Oaklands, Woodside View, Oakamoor, Stoke-on-Trent

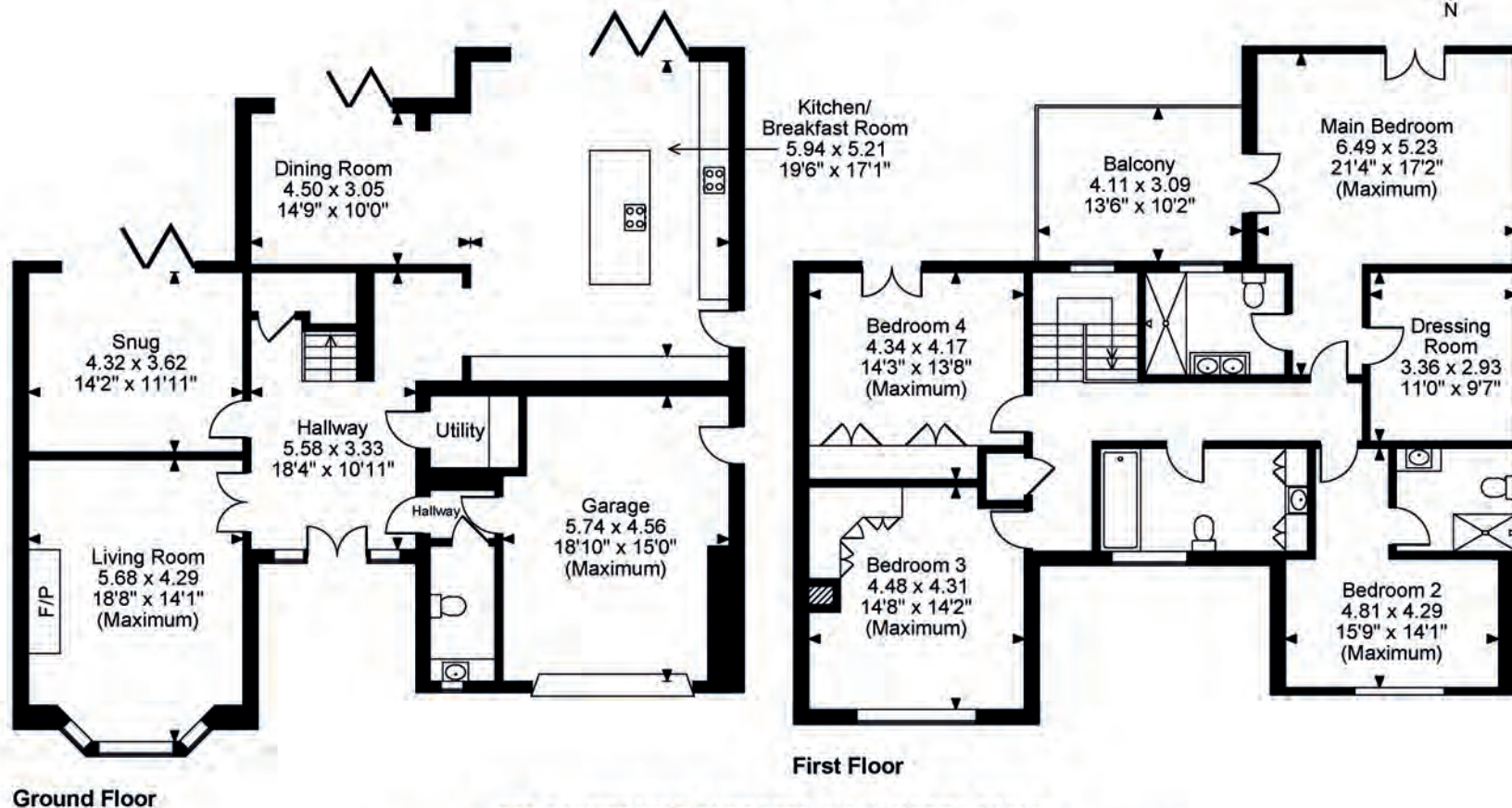
Approximate Gross Internal Area

Main House = 2651 Sq Ft/246 Sq M

Garage = 261 Sq Ft/24 Sq M

Balcony external area = 137 Sq Ft/13 Sq M

Total = 2912 Sq Ft/270 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK
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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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