

Church Lane

Checkley, Stoke-on-Trent, ST10 4NJ

John 
German





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£650,000

Extremely handsome traditional double fronted home providing well proportioned family sized accommodation retaining a wealth of original character and features, occupying a pleasant slightly elevated position in the heart of the popular village.

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Well maintained and sympathetically improved by the current owner, internal inspection of this majestic period home is essential to appreciate the proportions and layout of the family sized accommodation, steeped in the retained character and charm of a Victorian residence including its high ceilings, fireplaces, period radiators, coving and ceiling roses, and dual aspect sash style windows. Occupying a delightful slightly elevated plot which extends to approximately 0.23 acre in total, providing ample off-road parking and a large double detached garage with loft storage over.

Situated in the heart of the popular village within walking distance to its amenities including Hutchinson Memorial First School, active village hall and 'milk stop', the Red Lion public house plus The New Broom public house and restaurant, cricket club and St Marys & All Saints Church, plus several walks through the surrounding countryside. The wider range of facilities found in Upper Tean, Uttoxeter and Cheadle are all within easy commutable distance, as is the nearly A50 dual carriageway that links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A delightful reception hall provides an immediate impression of the character accommodation on offer with its hardwood floor, has stairs rising to the first floor, and doors leading to the generously sized ground floor accommodation and the fitted downstairs WC.

The extremely comfortable living room has a focal chimney breast with a log burner and feature stone surround, with a fitted cupboard in the recess and a sash style window overlooking the garden. Doors lead to the enclosed porch opening to the garden, and to the dual aspect dining room having the same hardwood flooring as the lounge and hallway, with a focal cast fireplace with a mosaic tiled hearth and stone surround.

The real hub of the home is the dining kitchen with its quarry tiled floor and dual aspect sash windows providing ample natural light, having a range of bespoke units with fitted worktops and a Belfast sink unit set below one of the windows, a focal Aga and surround in the corner, and a door to the fitted utility room having a range of units with worktops and a sink, plus space for appliances. Doors lead back to the hallway and to a traditional brick pillared and tiled canopy porch, providing space for your wellies and boots.

To the first floor, the pleasant landing with its high ceiling has a loft hatch and a side facing window providing natural light. Doors open to the four good sized bedrooms, three of which enjoy far reaching views and can easily accommodate a double bed and furniture, with bedroom four having dual aspect windows and a walk-in cupboard housing the hot water cylinder. The lovely spacious dual aspect master bedroom has the benefit of an ensuite shower room which has white suite incorporating an oversized double cubicle with a mixer shower over. Completing the accommodation is the family bathroom which has a white suite incorporating a panelled bath with a period style mixer tap and shower attachment.

Outside

To the rear of the good-sized plot is a garden which is predominantly laid to lawn with gravelled edging and a central circular fishpond, well stocked borders and gravelled paths either side of the home. There is external access to a traditional cellar providing potential to convert into more useable space to suit for needs. To one side elevation a sweeping block paved path with feature low level box hedges and a lawn leads to well stocked gravelled beds with topiary shrubs and further plants, plus gated access to the roadside. Adjacent to the traditional canopy porch is a bistro dining area enjoying a countryside view. A cobbled driveway with stone dwarf walls provides off road parking for several vehicles leading to the large double detached garage with loft storage over, having two tall electronically operated up and over doors, with power and light. This offers potential for an annexe, subject to the necessary planning permission. There is also an outdoor WC and sink, plus a useful storage area for garden furniture and tools.

What3word: [///outlooks.sundial.verges](https://outlooks.sundial.verges)

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & large garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

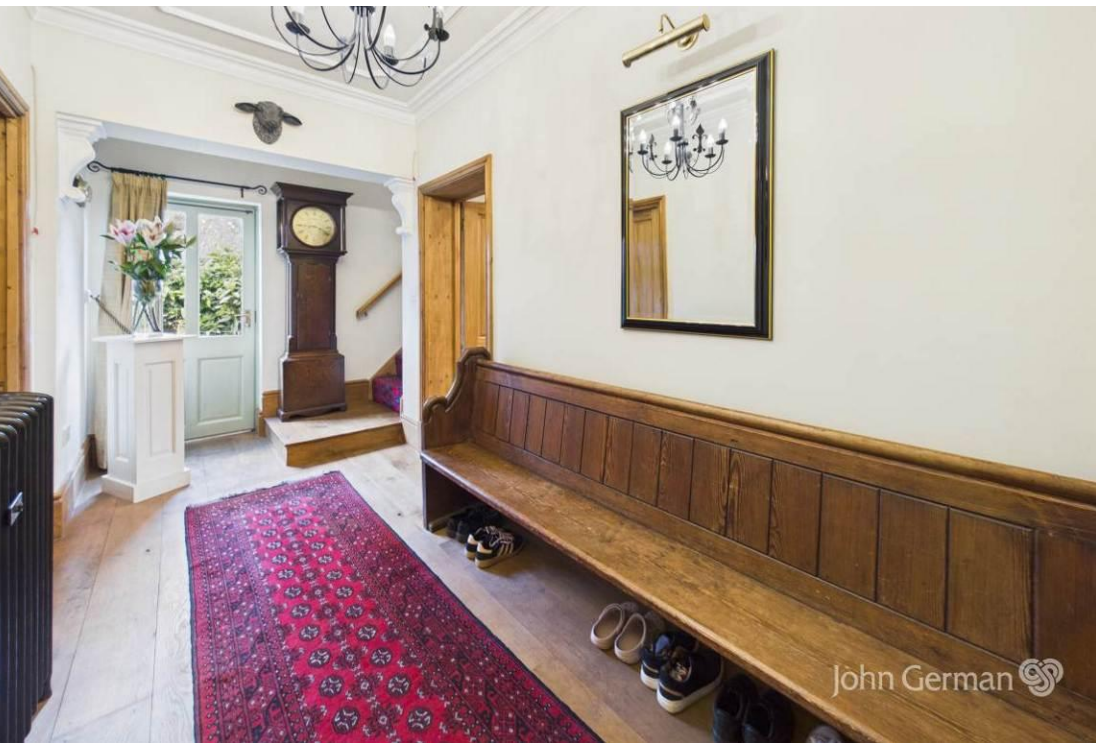
Our Ref: JGA/14042026

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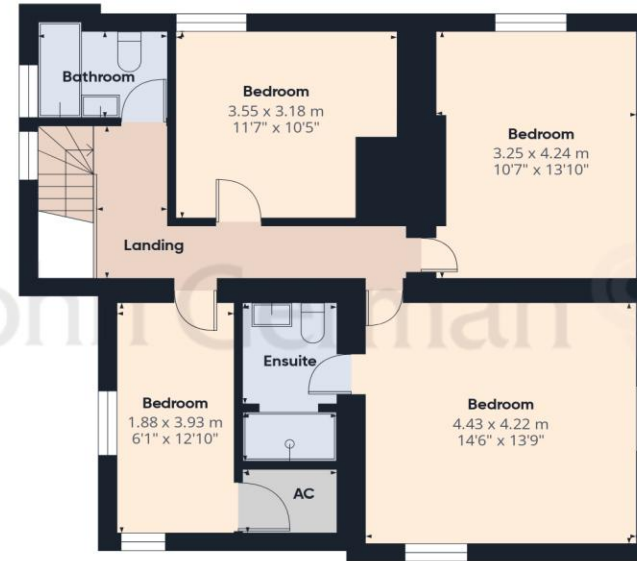








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

193.1 m²

2080 ft²

Reduced headroom

0.6 m²

6 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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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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