



## Woodview Cotton Lane, Stoke-On-Trent, ST10 3DT

**£895,000**

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

"There is nothing more lovely in life than the union of beauty and simplicity" ~ William Hazlitt

Woodview; a Charming country residence offering sizeable accommodation well suited to family life, with Four Reception Rooms, Five Double Bedrooms and Three Bathrooms. Set within 3.5 acres of land, boasting large, private gardens with an allotment and childrens play area, enjoying far reaching views over the surrounding countryside - the perfect blend of space, privacy and rural living.

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## Denise White Estate Agents Comments

Woodview is a fabulous family residence, beautifully positioned on the outskirts of the charming village of Cotton, set within approximately 3.5 acres of land in the heart of the Staffordshire Moorland countryside. The grounds are thoughtfully divided into paddocks and include a productive allotment and a small fish pond, offering a wonderful blend of lifestyle and leisure opportunities.

The property itself provides generous and versatile accommodation, perfectly designed for family living. The ground floor features a welcoming entrance hall, a dining room which flows seamlessly into the lounge, complete with a multifuel stove, and a stunning breakfast kitchen fitted with an elegant range of units, quartz work surfaces, and space for a range-style LPG cooker. Beyond the kitchen lies a cosy sitting room, ideal for more informal family time. A downstairs WC, utility room and Sun Room complete the ground floor, with the latter providing direct access to the gardens.

To the first floor, there are five sizeable double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom and a separate shower room serve the remaining bedrooms.

Externally, the property is approached via a driveway leading to an attached double garage. To the rear, a fabulous garden opens onto the adjoining land and enjoys uninterrupted, far-reaching views across the surrounding countryside – the perfect setting for both family life and entertaining.

Woodview combines spacious accommodation, stunning surroundings, and versatile land, making it an exceptional opportunity for those seeking a home with both comfort and countryside charm.

## Location

The picturesque village of Cotton lies in the heart of the Staffordshire Moorlands, surrounded by rolling countryside, farmland, and wooded valleys. A

peaceful rural community, Cotton offers the charm of traditional village life while remaining within easy reach of nearby market towns and modern conveniences.

The village is particularly well known for its beautiful setting, with miles of scenic walks, bridleways, and cycling routes right on the doorstep. The stunning Churnet Valley, Cotton Dell, Dimmingsdale are close by, providing an abundance of opportunities for outdoor pursuits. Despite its tranquil atmosphere, Cotton is conveniently located for the towns of Cheadle and Leek, which provide a wide range of shops, schools, and amenities, while the city of Stoke-on-Trent is within commuting distance.

For families, the area is well served by local primary and secondary schools, and leisure attractions such as Alton Towers Resort are just a short drive away. Transport links are good, with access to the A50, A52, and A523 connecting to the Midlands' major road network.

Cotton offers an appealing blend of peaceful country living, strong community spirit, and accessibility – making it a highly desirable place to call home in the Staffordshire Moorlands.

## Entrance Hall



Composite entrance door to the front aspect. Laminate flooring. Radiator. uPVC window to the front aspect. Stairs leading to the first floor. Ceiling light. Doors leading into: –

## Dining Room

12'2" x 10'10" (3.71 x 3.31)



Carpet. Radiator. uPVC box bay window to the front aspect. uPVC window to the side aspect. Ceiling light and spotlights. Door leading into:-

## Lounge

15'11" x 12'0" (4.87 x 3.67)



Carpet. Radiator. Two uPVC windows to the side aspect. Feature brick fire recess housing a cast iron multi fuel stove set on a flagged hearth with wooden mantle. Two wall lights. Ceiling light.

## Kitchen

23'7" x 14'0" (7.19 x 4.27)



Fitted with a range of wall and base units with quartz work surfaces over incorporating a double Belfast sink unit with mixer tap. Integrated dishwasher and full height fridge and freezer. Space for a LPG gas fired range style cooker with extractor over. Karndean flooring. Two Radiators. Two ceiling lights and spotlights. uPVC box bay window to the front aspect. uPVC window to the rear aspect. Door leading into: -

## Sitting Room

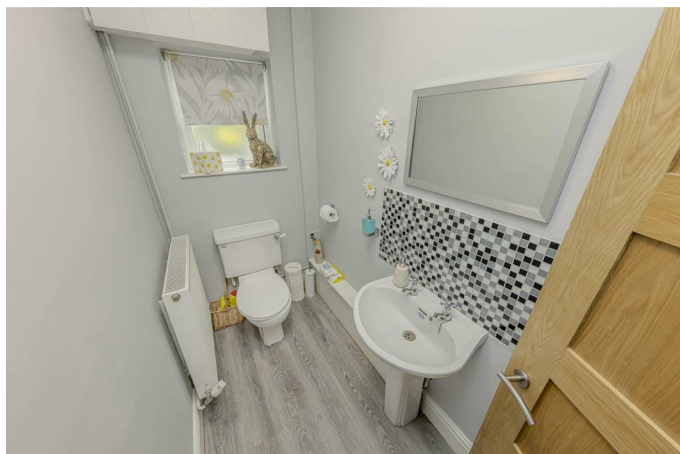
16'1" x 8'9" (4.92 x 2.69)



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

## WC

7'10" x 3'10" (2.39 x 1.17)



Fitted with a low-level WC and pedestal wash basin. Laminate flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

## Utility Room

7'10" x 4'7" (2.40 x 1.42)



Fitted with wall storage units and a work surface beneath which there is plumbing for an automatic washing machine and space for a tumble dryer. Floor mounted 'Worcester' oil fired central heating boiler. Laminate flooring. Ceiling light. uPVC door leading to the Boot Room.

## Sun Room

17'1" x 5'6" (5.22 x 1.68)



Laminate flooring. uPVC windows and French doors to the rear aspect. Wall light. Door leading to an internal storage shed, ideal for storing coal for the fire!

## First Floor Landing



Carpet. Radiator. uPVC window to the front aspect. Three wall lights. Storage cupboard off. Loft access. Doors leading into: dash

### Bedroom One

14'7" x 13'8" (4.45 x 4.18)



Fitted with an extensive range of built-in wardrobes and bedroom furniture. Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Door leading into:-

### Ensuite

7'9" x 7'4" (2.38 x 2.24)



Fitted with a fully tiled shower cubicle, low-level WC and vanity wash hand basin unit. Tiled flooring. Wall mounted heated towel rail. uPVC window to the rear aspect. Ceiling spotlights.

### Bedroom Two

16'8" x 13'10" (5.10 x 4.22)



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

### Bedroom Three

13'5" x 12'1" (4.09 x 3.69)



Carpet. Radiator. uPVC window to the side aspect. Fitted with a range of built-in wardrobes. Ceiling light.

### Bedroom Four

12'1" x 10'10" (3.70 x 3.31)



Carpet. Radiator. uPVC windows to the front and side aspects. Ceiling light.

### Bedroom Five

14'4" x 9'6" (4.37 x 2.90)



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

### Bathroom

8'9" x 7'7" (2.68 x 2.33)



Fitted with a suite comprising of freestanding clawfoot roll top slipper bath with shower mixer tap and rainfall shower over, low-level WC and pedestal wash hand basin. Tiled flooring. Part tiled walls. Radiator. uPVC window to the rear aspect. Storage cupboard off. Ceiling light.

### Shower Room

7'10" max into shower x 7'5" (2.40 max into shower x 2.27)



Fitted with a suite comprising of fully tiled shower cubicle with electric 'Mira' shower, and vanity unit housing the low-level WC and wash hand basin. Tiled flooring. Part tiled walls. Radiator. uPVC window to the rear aspect. Ceiling light.

## Outside



The property is located on a quite country lane, with a private driveway to the front which in turn leads to:-

### Double Garage

18'5" x 16'5" (5.63 x 5.01)



Up and over door to the front aspect. Laminate flooring. Power and light.

## Gardens



The gardens at Woodview are a true highlight of the property – large, private, and beautifully landscaped, they provide both tranquillity and space for family life. Backing directly onto the adjoining land, the gardens enjoy uninterrupted countryside views that change with the seasons.

A series of gravelled seating areas and pathways wind their way through expanses of neatly kept lawns, bordered by an abundance of mature trees, shrubs, and planting. At the bottom of the garden lies a fabulous paved patio area, thoughtfully designed for entertaining, complete with a garden kitchen and outdoor bar – the perfect setting for summer gatherings or relaxed evenings with friends and family.

Adding to the appeal, there is also a dedicated allotment area, ideal for those who enjoy growing their own produce, as well as a children's play area, providing plenty of space for younger family members to enjoy the outdoors in safety.

Blending natural beauty with practical features and spaces for all ages, the gardens at Woodview offer an idyllic environment for family living and outdoor entertaining.

### Garden Shed

9'8" x 5'6" (2.97 x 1.68)

Wooden entrance door to the side aspect. Two uPVC windows to the side and rear aspect. Power and light.

## Land



Woodview is set within approximately 3.5 acres of land, which adjoins the property and provides a versatile and picturesque setting. The land is thoughtfully divided into paddocks, offering potential for equestrian use, small-scale livestock, or simply as private open space for recreation and leisure.

Complementing the gardens, the land also includes a productive allotment and a small fish pond, adding both charm and functionality to the grounds. With its gently undulating terrain and uninterrupted countryside views, the land provides a sense of seclusion and privacy while remaining easily accessible from the main house.

Whether used for hobby farming, outdoor pursuits, or simply enjoying the natural surroundings, the land at Woodview enhances the property's appeal, combining practicality with the beauty of the Staffordshire Moorlands.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

### 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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **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.

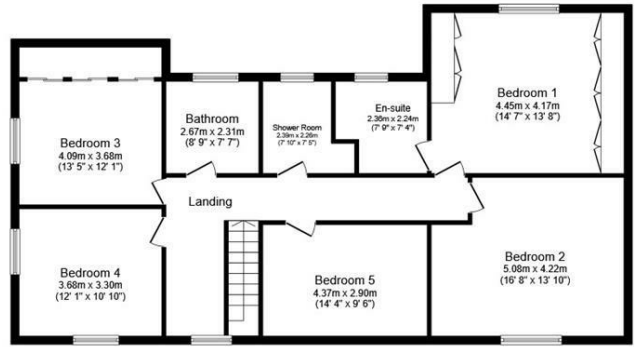
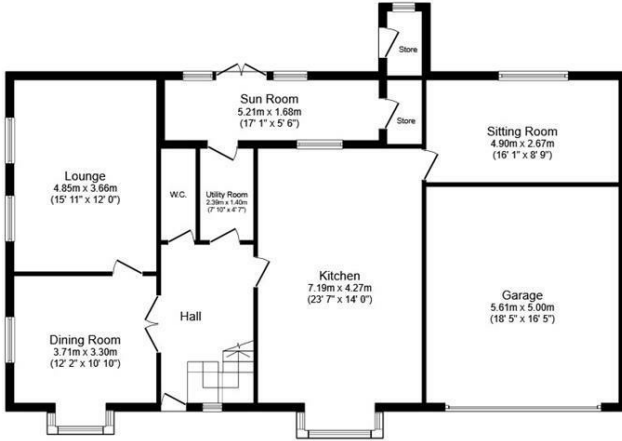
### **Do You Need A Mortgage?**

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

### **Anti-Money Laundering & 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



Total floor area: 251.0 sq.m. (2,702 sq.ft.)

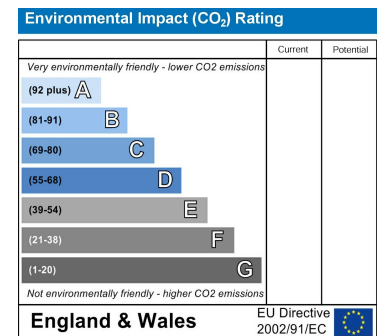
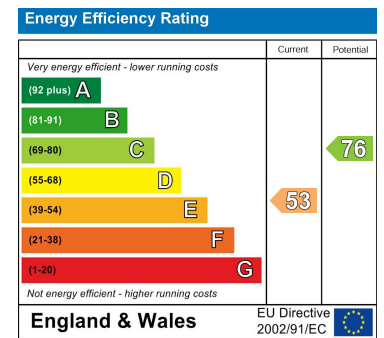
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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.