



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Oakland Villa Houghwood Lane
Stockton Brook, Stoke-On-Trent, ST9 9JN

Offers In The Region Of £850,000



Oakland Villa Houghwood Lane

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Stoke-On-Trent, ST9 9JN

NO UPWARD CHAIN

This stunning spacious detached five bedroom family home including Annexe offers a perfect blend of comfort and tranquillity. Set within the picturesque rural setting of Stockton brook on the edge of the Peak District, this property boasts a view from every window. Open fields to the front and the spacious South facing lawned gardens at the rear sits within nearly a ONE ACRE PLOT. Ample living and bedroom accommodation benefitting from five double bedrooms and five bathrooms including the Annexe.

The Annexe has predominantly been a home for additional family members, being completely self sufficient having it's own parking and gated entrance. This could prove suitable for additional family accommodation or a Business venture looking at an Air bnb with the relevant permission.

One of the standout features of this home is the large landscaped gardens to the rear of the property all extending to approximately One Acre. These gardens not only enhance the aesthetic appeal but also offer a wonderful outdoor space for children to play, for entertaining guests, or simply enjoying the serene countryside views. The property sits on an unadopted lane serving this property and a handful of neighbours, together with two driveways allowing ample parking.

Conveniently located, this home benefits from good road networks, ensuring easy access to nearby amenities such as sought after Schools, Restaurants, Public houses, Post Office, Bowling Green and Golf Course. Whether you are seeking a peaceful retreat or a family friendly home, this rare property presents an excellent opportunity to embrace everything and more within this delightful location.

VIEWING IS A MUST.

Situation

This home is positioned in a picturesque setting with 360° views and within easy reach of major roads for commuting, local business or train routes. Situated in the village of Stockton Brook the property enjoys privacy on a private lane without being overlooked with fields to the front and gardens to the rear.





Directions

On leaving Leek please proceed along the A53 towards Stoke On Trent remaining on the road for approx 6 miles passing through Longsdon, and Endon until on the left you see a blue painted property called "The Kitchen Station" at this corner turn left into Stanley Road for a little while bearing right onto Houghwood Lane where the property will be found on the right hand side identifiable by our "For Sale" board.

Accommodation Comprises:-

Entrance Hall

External door to the front aspect with staircase off.

Dining Room 12'3" x 10'5" (3.75 x 3.18)

Upvc double glazed window to front, radiator, feature traditional fireplace incorporating open fire, wooden flooring.

Open plan to:

Breakfast Kitchen 19'8" x 11'6" max (6.00 x 3.53 max)

Excellent range of Bespoke units comprising base cupboards and drawers with granite work tops having inset double bowl Belfast sink with mixer tap, Stoves range cooker with built in extractor fan over, matching wall cupboards, radiator, Upvc double glazed window to the rear aspect. Central island incorporating cupboards and drawers. Built in dresser with cupboards and drawers, Indian stone flooring.

Built in store cupboard off.

Open plan to Pantry housing meters and Tesla Battery for solar storage. Drinks cabinet and fridge freezer.

Snug
12'3" x 11'5" (3.74 x 3.49)

Upvc double glazed window to the front aspect, feature Oak fireplace on granite hearth incorporating Stovax multi fuel stove, radiator, exposed ceiling beams, wooden flooring, understairs storage, door to front door.

Formal Dining Lounge
23'11" x 14'1" max (7.30 x 4.31 max)

Upvc double glazed window to the front aspect, radiator.
Victorian iron mantle piece and fire surround with granite hearth, radiator, pair of Upvc double glazed patio doors opening to the orangery area.

Covered Orangery
30'4" x 13'0" (9.26 x 3.97)

Indian stone flooring throughout. This Bespoke structure has a glass apex roof and Bespoke Breeze House sides which can be rolled up or removed. This area boasts an all year round use with it's lighting and heaters. Ideal for entertaining or just relaxing enjoying the open gardens.

First Floor Landing
With radiator.

Bedroom Two
12'3" x 11'5" (3.74 x 3.49)

Upvc double glazed window to front, laminate flooring, radiator.

Bedroom Four
12'4" x 10'5" (3.78 x 3.19)

Upvc double glazed window to front aspect, radiator, laminate floor, built in overstairs storage.

Bedroom Three
11'6" x 11'5" (3.52 x 3.48)

Upvc double glazed window to rear, radiator, laminate floor, loft access,









Family Bathroom

9'2" x 7'8" (2.80 x 2.34)

Suite comprising enclosed shower cubicle incorporating mixer shower fitment, stand alone roll top bath with central taps, pedestal wash hand basin, low level wc, radiator, part tiled walls, Upvc double glazed window to rear aspect, tiled floor.

Bedroom One

23'11" x 12'6" (7.29 x 3.82)

Bedroom area

With pair of Upvc double glazed patio doors to the rear aspect overlooking the Orangery into the garden and views beyond, radiator, wooden floor, loft access.

Dressing Room area

With Upvc double glazed window to the front aspect, radiator. Excellent range of built in full height wardrobes with mirrored doors to part, central island with cupboards beneath and inset floor power points.

Ensuite

7'7" x 4'6" (2.33 x 1.39)

Enclosed double shower cubicle incorporating mixer shower fitment, low level wc, wash hand in vanity with cupboards beneath, Upvc double glazed window to rear aspect, fully boarded walls and ceiling, heated towel rail.



Outside

Indian stone patio through to the Orangery. Sizeable landscaped lawned gardens with raised beds, a variety of fruit trees and bushes ideal for growing your own produce with two Greenhouses. The top of the garden area is currently under construction for a seating area or an excellent opportunity to further develop.

Astro Turf Cricket net enclosure for bowling/batting practice.

Timber Garden Shed with double door and power points.

Adjoining Outbuilding

Comprising Utility Room, housing Vaillant gas fired central heating boiler, plumbing for washing machine, Quarry tiled floor and power points.

WC housing low level wc, wash hand basin, radiator and Quarry tiled floor.

Annex Scorebox 20'7" x 18'9" (6.28 x 5.74)

Living Dining Kitchen

Comprising an excellent range of kitchen units with granite work tops and inset one and a half bowl sink unit, built in electric oven with inset four ring gas hob and concealed extractor fan over, matching wall cupboards, integrated fridge freezer, plumbing for washing machine, radiators, two Upvc double glazed windows to the front aspect, tiled floor, Oak and glazed staircase, stable door and a pair of patio doors to the rear elevation.

Measurement incorporates built in cloak cupboard housing Vaillant gas fired central heating boiler.

Shower Room

Enclosed double shower cubicle incorporating mixer shower fitment, low level wc and wash hand basin in vanity unit with cupboards beneath, fully boarded walls, heated towel rail, tiled floor.

First Floor Bedroom 18'11" x 16'7" (5.77 x 5.07)

Two Velux windows to the rear aspect, excellent range of built in bedroom furniture, panel radiator, radiator, built in undereaves storage.

Measurement incorporates

Ensuite

Housing enclosed double shower cubicle incorporating mixer shower fitment, low level wc, wash hand basin in vanity with cupboards beneath, heated towel rail, fully boarded walls.

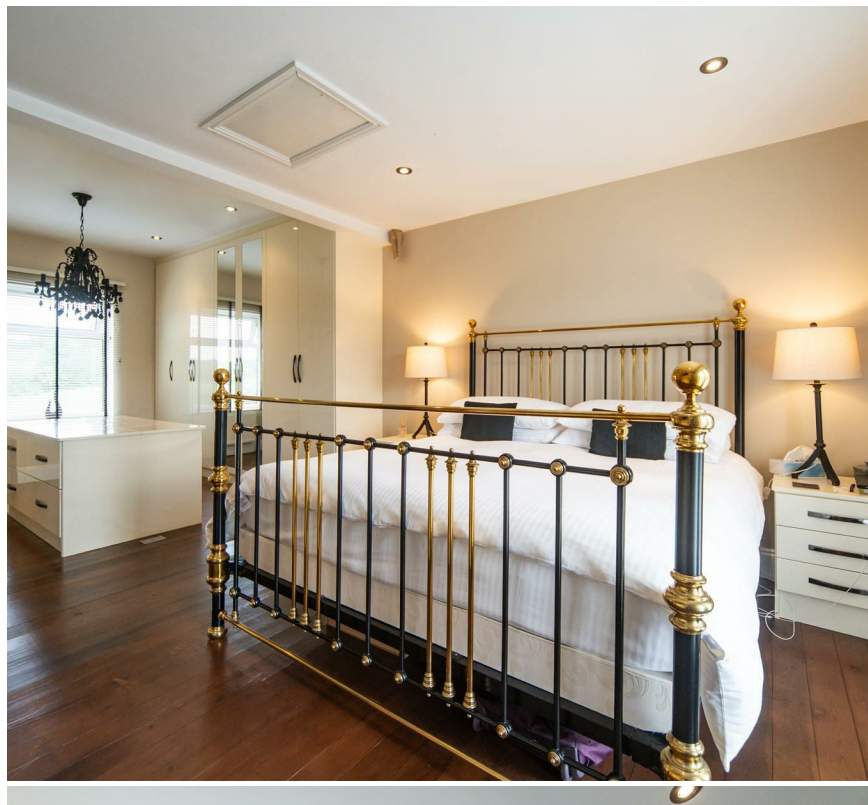
Detached Brick and Tile Garage

Services

All mains services are provided. Sixteen Solar Panels powered by Tesla.

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308







Local Authority

The local authority is Staffordshire Moorlands District Council.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



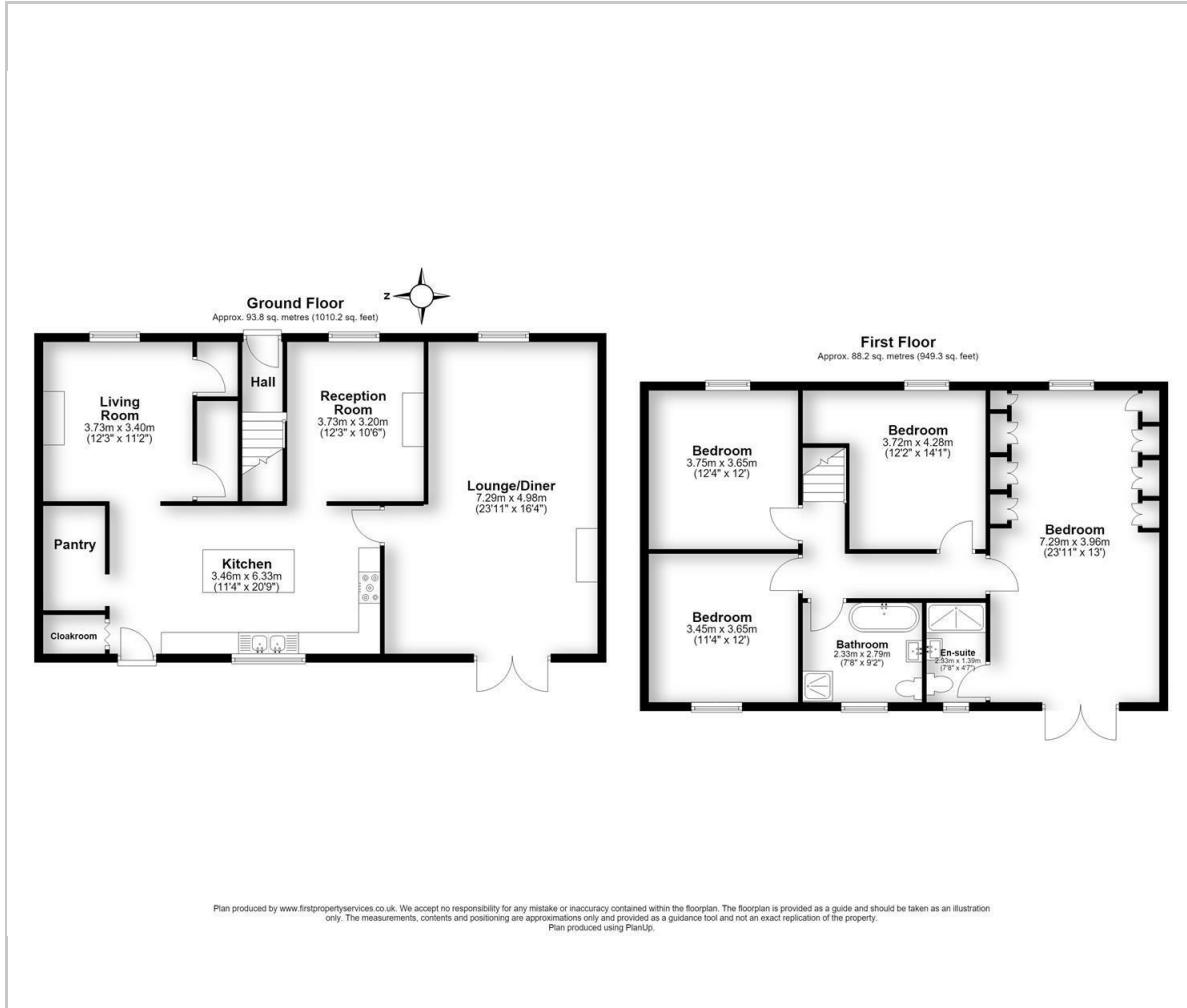








Plan



Viewing

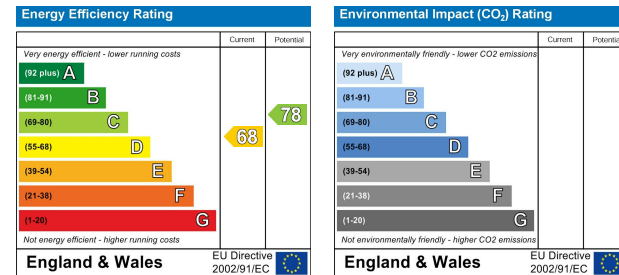
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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