





This striking five-bedroom home combines contemporary elegance with a peaceful village lifestyle. Located on the edge of the Staffordshire Moorlands, the property features high-quality oak joinery and expansive glazing that fills the interior with natural light.

The ground floor opens with a magnificent vaulted reception hall, leading to a dual-aspect lounge and a premium open-plan kitchen. The kitchen serves as the hub of the home, finished with granite worktops and high-end integrated appliances, supported by a practical utility room and guest cloakroom.

Upstairs, a bright galleryed landing connects five spacious bedrooms. The principal suite includes mirrored wardrobes and a four-piece bathroom, while a second guest suite and a stylish family bathroom with a freestanding slipper bath provide ample facilities for a large family.

Outside, the property boasts a wrap-around lawn and an expansive paved patio perfect for entertaining. Practicality is covered by a double garage with a boarded storage loft and an electric vehicle charging point. Situated in a private mews, you are just a short stroll from Tean's local amenities and minutes from the historic market town of Cheadle.

Living here means having the best of the countryside and the community on your doorstep. A short stroll brings you into the centre of Tean, where you can enjoy local pubs, shops, and restaurants. For a wider range of independent boutiques and historic architecture, the vibrant town of Cheadle is only a few minutes away by car, ensuring that while you enjoy a quiet mews lifestyle, you are never far from everything you need.



Entrance Hallway/ Sitting Room

A striking and welcoming entrance featuring a vaulted, south-west-facing glazed frontage that floods the central reception area with natural light. To the rear, an elegant seating area provides an ideal space for guests, complemented by a large triple-glazed window framing delightful views over the beautifully landscaped gardens. Further features include a central heating radiator, an oak and glazed staircase rising to the first-floor mezzanine landing, built-in storage cupboard, additional understairs storage, and oak glazed doors leading to the principal reception rooms.

Living Room

A beautifully proportioned dual-aspect reception room enjoying views to both the front and rear elevations, with a UPVC double glazed window to the front and UPVC double glazed French doors opening onto the rear patio. Features include two central heating radiators, TV point, and carbon monoxide detector.

Kitchen Diner

The true heart of the home, this impressive dual-aspect kitchen/diner enjoys views over the rear and side elevations through two UPVC double glazed windows and French doors opening onto the rear patio. Fitted with a bespoke range of matching base and wall units with granite preparation surfaces, the kitchen incorporates a range of integrated appliances including a stainless steel inset sink with drainer, mixer tap and instant hot water tap, double ovens, dishwasher, double freezers, induction hob with built-in extractor, and full-height integrated fridge. Further benefits include two central heating radiators, ceiling spotlights, and smoke alarm.



Utility

Complementing the kitchen, the utility room features matching base and wall units, granite work surfaces, integrated stainless steel sink with drainer and mixer tap, plumbing for under-counter appliances, central heating radiator, extractor fan, and coordinated flooring throughout.

WC

Complementing the kitchen, the utility room features matching base and wall units, granite work surfaces, integrated stainless steel sink with drainer and mixer tap, plumbing for under-counter appliances, central heating radiator, extractor fan, and coordinated flooring throughout.







Galleried Landing

A stunning galleried landing benefitting from the abundance of natural light from the south-west-facing windows. Features include loft access, smoke alarms, ceiling spotlights, and oak veneer doors leading to all bedrooms and family bathroom.

Master Bedroom

A generous king sized bedroom with UPVC double glazed window to the front elevation, central heating radiator, and an extensive range of fitted mirrored wardrobes with shelving and hanging space.

Ensuite

A luxurious four-piece suite comprising low-level WC, vanity wash hand basin, double shower enclosure with sliding glazed screen and waterfall shower, and a bath with mixer tap. Complemented by tiled walls and flooring, bathroom cabinetry, heated towel radiator, ceiling spotlights, extractor fan, and frosted UPVC double glazed window.

Bedroom

A versatile guest bedroom with UPVC double glazed window to the side elevation, central heating radiator, TV aerial point, hardwired ethernet connection and private access to:

Ensuite

Comprising a three-piece suite including low-level WC, vanity wash hand basin, double shower enclosure with sliding glazed screen and waterfall shower, complementary tiling, heated towel radiator, extractor fan, and ceiling spotlights.

Bedroom

A spacious double bedroom featuring a large triple UPVC double glazed low set window providing a panoramic view over the garden, with central heating radiator.

Bedroom

With UPVC double glazed window to the rear elevation, TV aerial point, and central heating radiator.



Bedroom

A further well-proportioned bedroom with UPVC double glazed window to the rear elevation and central heating radiator.

Family Bathroom

A stylishly appointed four-piece family bathroom featuring low-level WC with concealed flush, vanity wash hand basin, double shower enclosure with complementary wall and floor tiling, and a freestanding bespoke bath with shower attachment. Additional features include heated towel radiator, extractor fan, and ceiling spotlights.

Double Garage

With two double doors to the front elevation internal staircase rising to the loft space and boarding provide an ideal space for storage. The garage is also equipped with power, lighting and sockets throughout making an ideal space for off-road parking or simply for further storage required.

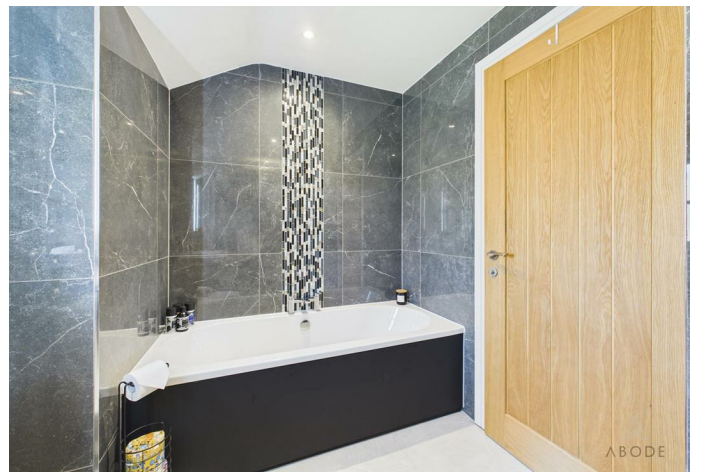
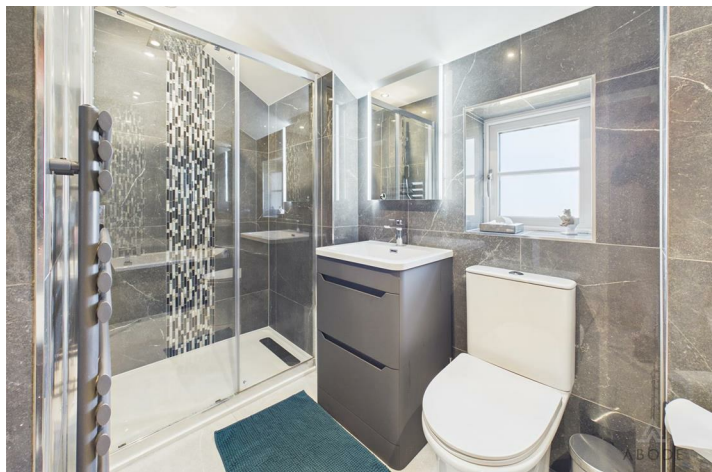
Outside

The exterior spaces have been designed for both relaxation and entertaining. A generous lawn wraps around the rear and side of the property, offering a large green space for families to enjoy. For alfresco dining, an expansive paved patio sits directly outside the lounge and kitchen, connected by large French doors that allow for a seamless transition between inside and out. The garden also boasts a large shed.

The garden is further enhanced by subtle outdoor wall lighting, making it an inviting space well into the evening. To the side, a sloped section laid to bark provides a clean and manageable area for those who wish to add their own touch of landscaping or seasonal planting.

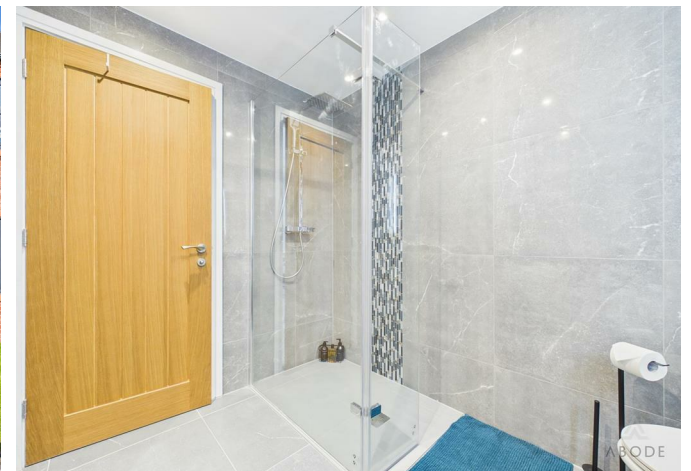
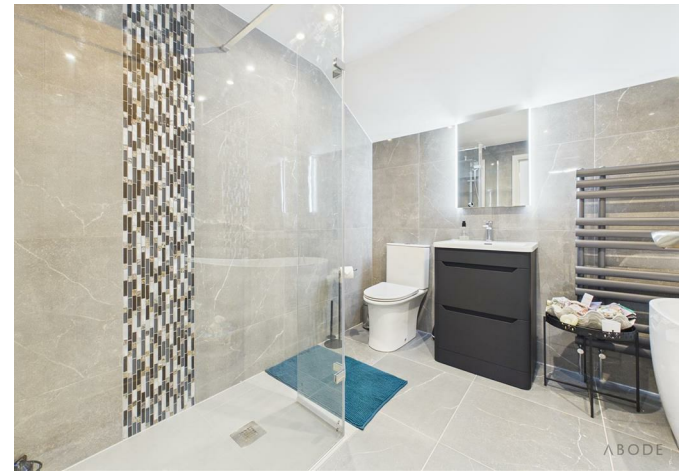
Disclaimer

Please note that charges for maintenance of the development may be applicable.











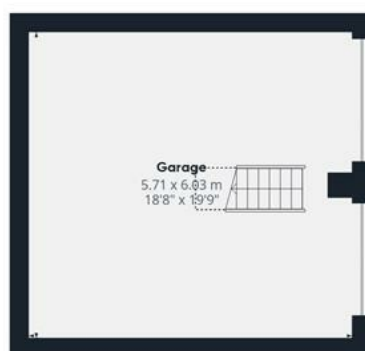




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

199.9 m²

2152 ft²

Reduced headroom

1.1 m²

11 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.

GIRAFFE360

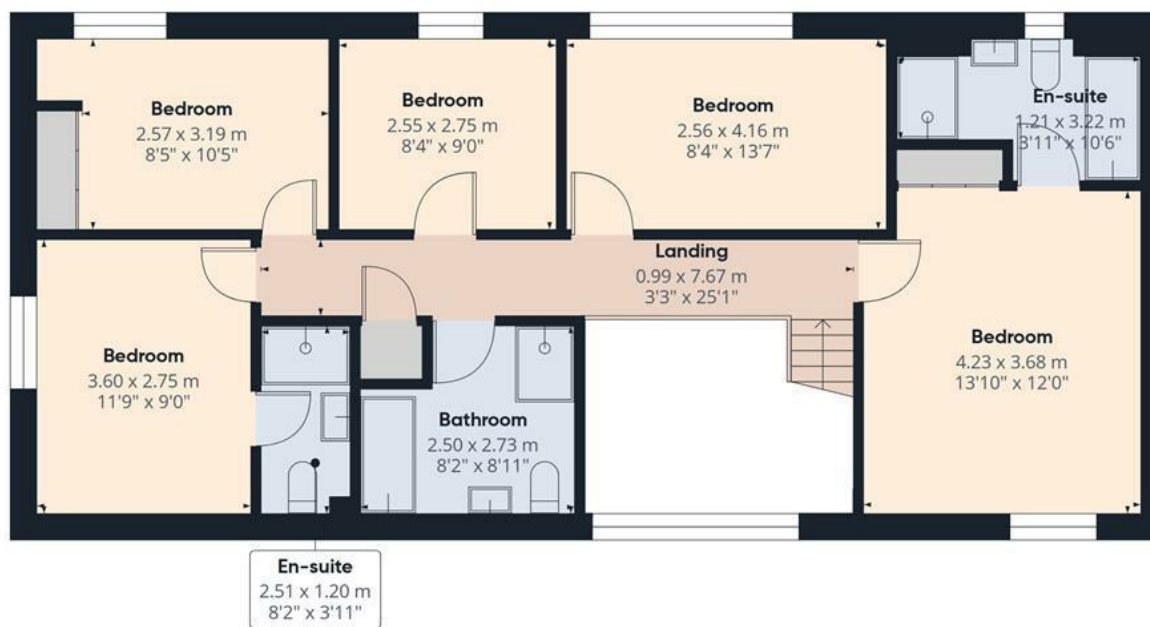


Floor 0 Building 1

Approximate total area⁽¹⁾

165.3 m²

1780 ft²

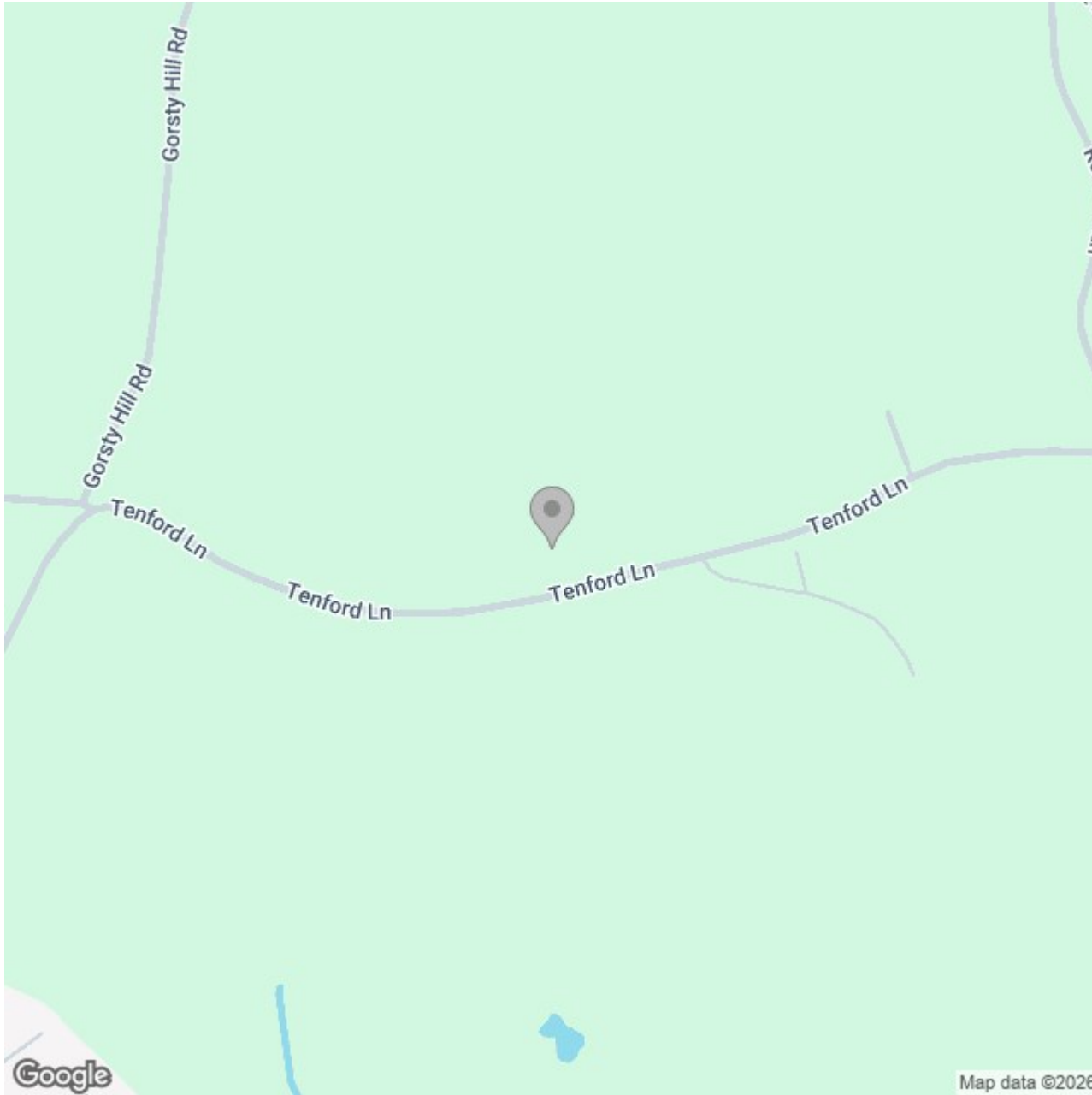


Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	