



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Shawe View Holt Lane

Kingsley, Stoke-On-Trent, ST10 2BA

Offers Over £500,000



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THREE BEDROOM BUNGALOW WITH LAND

'Shawe View' commands breathtaking views over the surrounding gardens, land and countryside, nestled in the sought after village of Kingsley, this home is situated in a sizeable plot which extends to approximately 3.17 acres or thereabouts and benefits from grazing land with development potential, two driveways providing ample parking, gardens to the front and rear elevations.

Boasting spacious and versatile living and bedroom accommodation all to an exceptional standard offering a sizeable lounge with patio doors out onto the rear gardens, three good sized bedrooms, bathroom with white suite, fully fitted dining kitchen, separate wc, beautiful block Parquet flooring and picture windows throughout give this home a light elegant feel. Externally, this home offers an adjoining garage with inspection pit, second driveway leads to the additional Tandem Garage with an adjoining workshop, two Greenhouses and shaped Summerhouse.

This unique detached BUNGALOW is ideal for potential purchasers looking for a Smallholding or Equestrian outfit or simply as a family home with ample accommodation and outside space. Early viewings are recommended.





[Directions](#)

From our Leek office take the A520 Cheddleton Road and continue through Cheddleton and Wetley Rocks. Turn left after the petrol station onto the A522 signposted Cheadle and left again at the extremity onto the A52. Continue on this road bearing left onto the A52 Kingsley Road, opposite the petrol station. Follow this road through the village turning right onto Holt Lane. Continue along where Shawe View is situated on the left hand side identifiable by our For Sale board.

[Situation](#)

The property is located in the sought after village of Kingsley in the Staffordshire Moorlands, perfect for commuting being approximately 9 miles from Leek, 10 miles from Stoke-on-Trent, and 12 miles from Uttoxeter. Ideal for many local amenities and schools, with a main bus route situated in close proximity.

[Accommodation Comprises](#)

[Hallway](#)

With block Parquet flooring, radiator, built in store cupboard off housing fixed shelving.

Further built in Airing Cupboard housing fully serviced Vaillant Combi boiler and fixed shelving.

Front Entrance Door

With UPVC door leading into Hallway.

Lounge

13'4" x 25'4" (4.08m x 7.74m)

With block Parquet flooring, two radiators, feature fireplace, serving hatch through to the kitchen, dual aspect UPVC double glazed windows to the side and UPVC double glazed picture window to the front aspect with UPVC double glazed patio doors leading out onto the rear gardens.

Dining Kitchen

15'8" x 11'10" (4.78m x 3.61m)

Having an excellent range of base and wall mounted kitchen units having part glazed doors, inset a one and a half bowl sink unit, ceramic hob with extractor fan over, plumbing for a washing machine, serving hatch into the lounge, built in double oven, radiator, fully tiled floor and walls, UPVC double glazed picture window overlooking the rear gardens..

WC off

With low level wc and UPVC double glazed frosted window to the rear aspect.





Bedroom Number Three
11'0" x 9'8" max (3.36m x 2.97m max)

With block Parquet flooring, radiator, fitted wardrobes and a UPVC double glazed picture window to the front aspect.



Bedroom/Reception room
10'11" x 13'0" max (3.33m x 3.98m max)

With block Parquet flooring, radiator, electric fireplace, UPVC double glazed window to the front aspect.

Note: this room is currently being utilised as a Living Room but can serve as a third bedroom if so desired.



Bathroom
8'7" x 7'6" max (2.62 x 2.31 max)

Being fully tiled to the walls and floor pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, UPVC double glazed frosted window to the rear aspect.



Master Bedroom
14'2" x 11'11" (4.32 x 3.64)

With block Parquet flooring, radiator, fully fitted wardrobes and a UPVC double glazed picture window overlooking the rear gardens.

Loft

The loft is accessed via a loft ladder is part boarded with lighting and fully insulated.

Outside

The property is approached over a sizeable Herringbone driveway providing ample parking for numerous vehicles, with adjoining lawned gardens with floral borders.

Gated access to the side of the property providing a further tarmacadem driveway which leads to a further detached Tandem Garage, Workshop, two Greenhouses and gated access to the land.

Rear Gardens

Gated access to either of the rear elevations, being laid to a spacious lawned garden with mature trees and shrubs, feature ornamental pond and far reaching views over the surrounding land and countryside.

Adjoining Garage

15'10" x 14'1" (4.85m x 4.31m)

With concrete floor incorporating an inspection pit, consumer unit, electric roller shutter door to the front and window to the rear, light and power connected.





Further Tandem Garage
 24'5" x 9'6" (7.45m x 2.91m)
 With concrete floor, double doors, windows to the side, light and power connected.

Adjoining Workshop/Potting Shed
 9'8" x 9'6" (2.96 x 2.92)
 With concrete floor, door and window to the side, lighting.

Summerhouse
 10'7" x 10'7" max (3.24m x 3.24m max)
 With two Upvc double glazed windows, wooden window and pair of double double doors, tiled floor.

Greenhouse One
 7'2" x 6'1" (2.19m x 1.87m)
 With shelving.

Greenhouse Two
 7'2" x 6'1" (2.19m x 1.87m)
 With shelving.



Land

The plot extends to approximately 3.17 acres or thereabouts with approximately 2.74 acres being agricultural land to the rear in two parts and benefitting from further gated access from Haste Hill Avenue. The land is considered to have long term development potential due to its prominent location on the edge of existing housing.

Overage Clause

The grassland is sold subject to an overage clause whereby the vendors will benefit from 25% of the increased value due to planning for a period of 25 years. Any agricultural or equestrian development will not trigger the overage clause.

Services

We understand that the property is connected to mains water, electricity, gas and drainage. Combination gas boiler being fully serviced and under Warranty.

Viewings

By prior arrangement through Graham Watkins & Co.





Measurements

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

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.

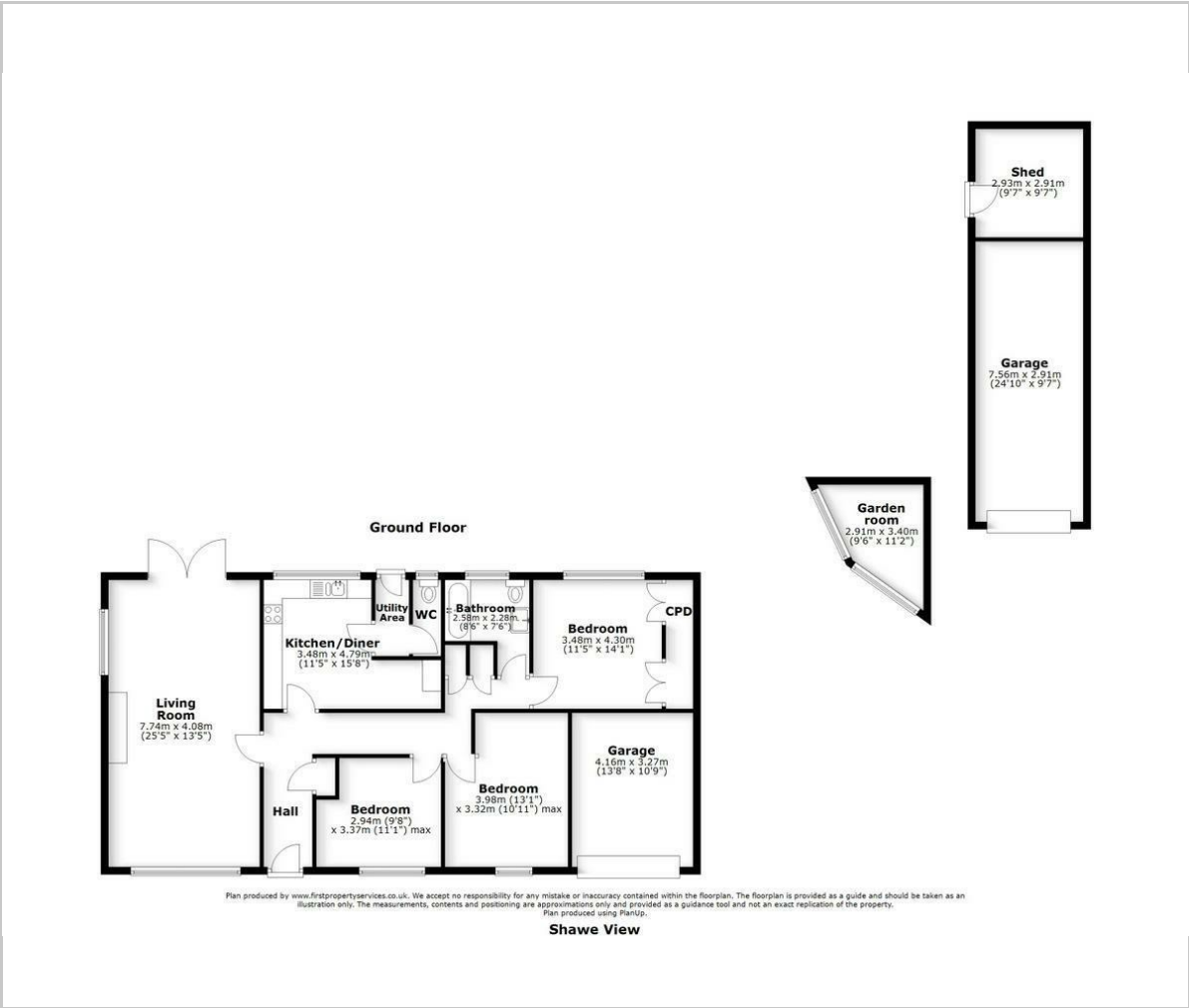
Wayleaves & Easements

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.

Tenure and Possession

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

Floor Plan



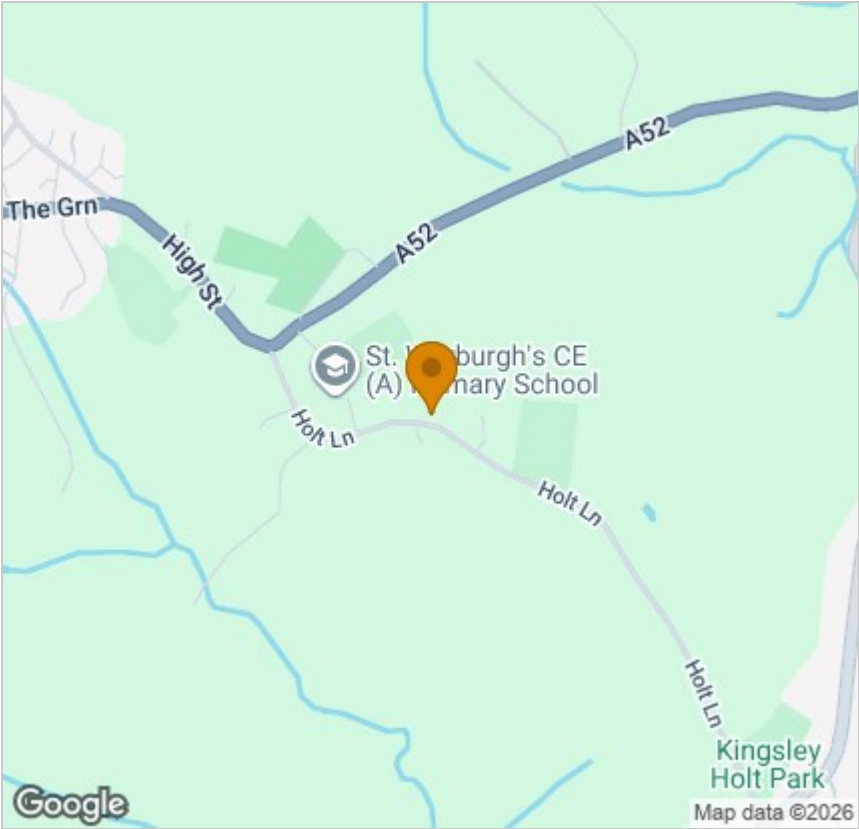
Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

