



4

Bedrooms



4

Bathrooms



3

Receptions

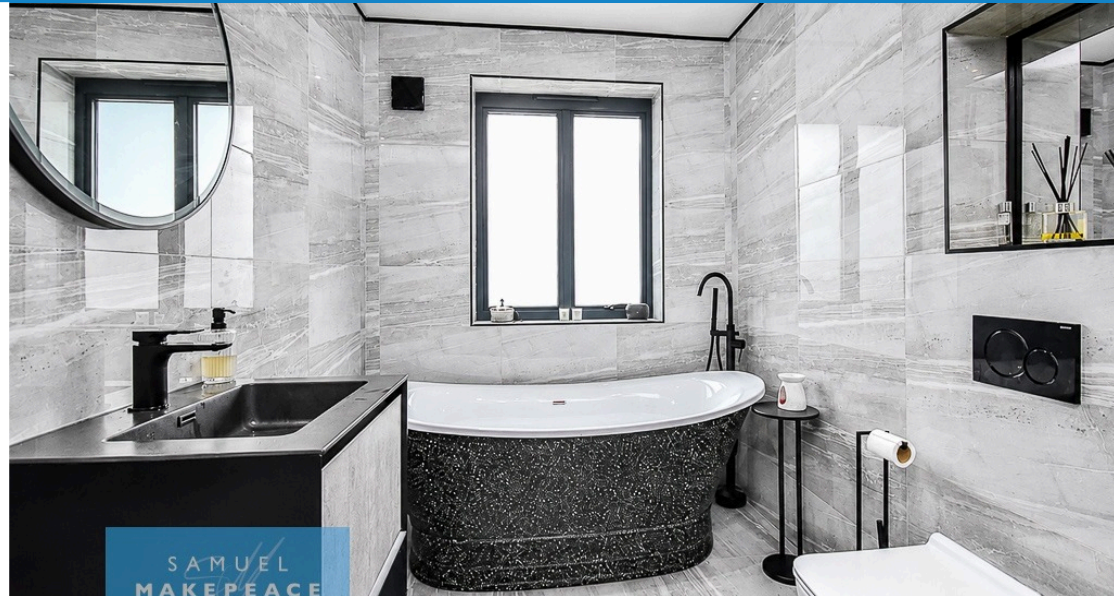
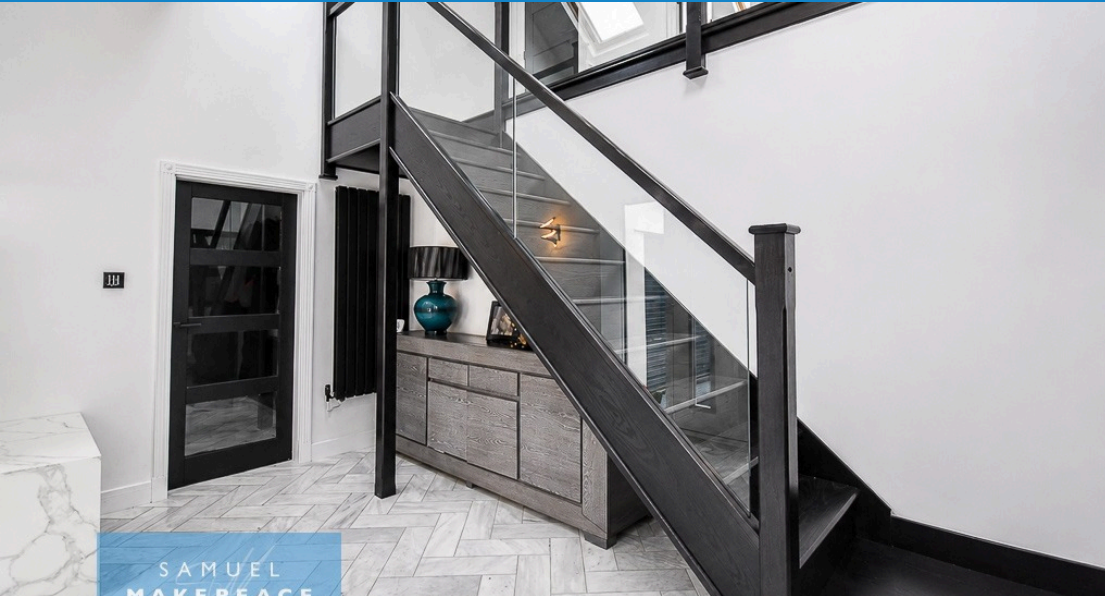


- NO EXPENSE SPARED RENOVATION THROUGHOUT
- OPEN PLAN KITCHEN AREA
- OPEN PLAN LOUNGE & DINING ROOMS
- BI FOLD DOORS TO FRONT & REAR GARDEN
- OUTDOOR HEATED SWIMMING POOL with POOL ROOM
- FOUR TRIPLE SIZED BEDROOMS
- MAIN BEDROOM SUITE with SHOWER ROOM, WALK IN WARDROBES & GARDEN ACCESS
- OFFICE/WORKSHOP & GYM/GARAGE
- SOUGHT AFTER HAMLET OF HANCHURCH



Tucked away within the sought-after hamlet of Hanchurch, Staffordshire, this exceptional four-bedroom detached residence on Hanchurch Lane delivers the kind of lifestyle home that rarely comes to market. Extensively renovated, extended and transformed by the current vendor, this is no ordinary family home; it is a statement of modern luxury, designed for entertaining, relaxing and enjoying every inch of its impressive setting. With a heated outdoor swimming pool, superb garden spaces, gated frontage and a remarkable specification throughout, this home blends countryside charm with contemporary grandeur – all while being just a one-minute drive from Junction 15 of the M6. From the moment you arrive, the tone is set. Electric double gates with intercom open onto a generous driveway providing parking for a multitude of vehicles, while the landscaped frontage, patio areas, lawns and smart approach create an immediate sense of privacy and prestige. Step inside and the entrance hall is nothing short of striking, featuring a composite insulated front door, marble tiled flooring, integrated storage with marble surrounds, a vertical panelled radiator and a stunning glass and black ash open staircase rising through the centre of the home. The heart of the property is the spectacular open-plan living space, thoughtfully designed for modern family life and effortless entertaining. The kitchen is fitted with a comprehensive range of larder, wall and base units, Quartz work surfaces with matching upstands, breakfast bar/centre island with integrated storage, dishwasher and sink with boiling tap, Bosch appliances, five-ring induction hob, integrated microwave and space for an American-style fridge freezer. Three aluminium double glazed windows draw in natural light, while underfloor heating and tiled flooring give the space a polished, high-end finish. Flowing beautifully from the kitchen is the open-plan lounge, a dramatic yet welcoming space with full-height glazing, an impressive apex window and aluminium bi-folding doors opening to the front garden. A slate feature wall, wall-hung fire and underfloor heating create a luxurious living area that feels both stylish and comfortable. The dining room continues the same contemporary theme, complete with a slate media wall, inset fire, tiled flooring and sleek radiator, making this an outstanding space for family gatherings, dinner parties or relaxed evenings at home. Practicality has been given just as much attention as style. A useful cellar provides storage with power and lighting, while the utility room is finished to an equally impressive standard, with fitted units, granite work surfaces, a Belfast sink, integrated laundry space, marble tiled flooring and contemporary radiator. The inner hallway includes fitted mirrored wardrobes, adding further everyday convenience. The main bedroom suite is a true retreat. Positioned on the ground floor and opening directly to the garden through aluminium bi-folding doors, it features a partly vaulted ceiling, skylights, integrated blinds, tiled flooring and both vertical and horizontal panelled radiators. A walk-in wardrobe provides excellent fitted storage, while the en-suite shower room delivers hotel-style luxury with a double shower cubicle, vanity unit with marble top, contrasting marble-effect tiling and towel warming radiator. Adjoining the suite is a further office or dressing room, with garden access and skylights, offering superb flexibility for working from home, dressing space or a private snug. Bedroom two is also located on the ground floor and benefits from fitted wardrobes, making it ideal for guests, family members or those seeking ground-floor accommodation. The family bathroom is beautifully appointed, with a freestanding bath, separate shower cubicle, wall-mounted vanity basin, underfloor heating and fully tiled finish. To the first floor, the glass and ash balustrade continues the home's premium feel, leading to two further bedrooms and an additional bathroom. Bedroom three benefits from an aluminium double glazed window, skylight, eaves storage, air-conditioning unit and radiators, while bedroom four features a skylight, aluminium window and a range of fitted bedroom furniture. The first-floor bathroom completes the accommodation with bath, vanity basin, WC, tiled walls and towel warming radiator. Outside, the lifestyle offering becomes truly special. The front garden includes gated access to the main patio, where artificial lawn and porcelain tiled flooring sweep around the heated open-air swimming pool. Measuring approximately 6m x 4m, the pool is the undeniable centrepiece of the outdoor space – perfect for summer days, evening entertaining and creating a home that feels like a private retreat. The pool room enhances the experience further, with a covered barbecue area, fitted gas barbecue, working sink, shower area, WC and boiler room, making this a garden designed to be used, enjoyed and remembered. The rear garden continues the theme, with porcelain tiled patio, steps leading to artificial lawn, a play area, flower beds, pebbled borders and mature shrubs. There is also a gym/garage with electric roller door, power, lighting and partly insulated walls, offering further versatility for fitness, storage, hobbies or secure parking. This is more than a renovated detached house. This is a lifestyle. A home for entertaining, relaxing, working, swimming, hosting and living exceptionally well – all in one of Staffordshire's most desirable hamlet settings.

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

Address: Hanchurch Lane, ST4

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