



**Scot Hay Road**  
**Alsagers Bank, ST7 8BW**

- AN EXCLUSIVE BESPOKE DETACHED RESIDENCE
- FOUR DOUBLE BEDROOMS, THREE STOREYS
- MAGNIFICENT PANORAMIC VIEWS
- SUBLIME PRESENTATION
- A RARE OPPORTUNITY OF A LIFETIME
- LOUNGE, KITCHEN/ DINING ROOM & GARDEN ROOM
- COUNTRYSIDE WALKS & PARKS ON THE DOORSTEP
- SPACIOUS ROOMS, FRESHLY DECORATED

**OIRO Of £435,000**



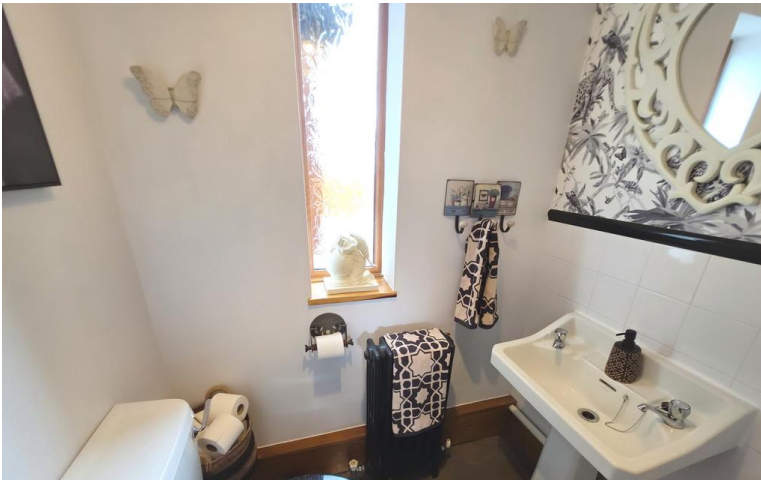


## Property Description

### INTRO

Being on the doorstep, and with breathtaking views across rolling countryside - Shaw's & Company are extremely proud to welcome you to 'Oakmoor House' - A once in a lifetime opportunity, offering an exclusive bespoke detached residence of a special nature. This 2005 built, **FOUR BEDROOM, THREE STOREY** detached house and the panoramic views will leave you speechless! Updated to a high specification throughout, the entrance hall opens up your wonderful journey into this beautiful home, with a ground floor cloaksw.c, utility, living room, stunning kitchen into open defined dining room, and garden room with those views! To the first floor are the three bedrooms and family bathroom, and to the second floor is the sublime main bedroom suite with a luxury ensuite. Country walks, parks and public footpaths all within walking distance to get utterly lost in! Driveway with a parking for approx 4 vehicles and a low maintenance enclosed rear garden. Your dream home awaits... Go on, treat yourself!





#### DIRECTIONS

Please use postcode ST7 8BW for Sat Nav/ Google Maps. From High Street (B5367) turn into Scot Hay Road, and the property can be found on the left hand side, as identified by our For Sale sign.

#### ACCOMMODATION

##### COVERED PORCH

Decorative pillars to the front, Stone flagged floor, leading to the front door.

##### ENTRANCE HALL

12' 10" min x 9' 5" (3.91m x 2.87m)

A lovely open entrance hall with tiled stone flooring. Window to the side. Victorian style radiator. Staircase to the first floor. Central heating thermostat.

##### CLOAKS/ W.C

5' 3" x 3' 5" (1.6m x 1.04m)

With low level W.C. and pedestal wash hand basin. Upvc window to the side elevation.

##### UTILITY

6' 0" x 4' 8" (1.83m x 1.42m)

A fully serviced Logic Heat 24 gas boiler with head tank/ cylinder immersion tank. Updated electric consumer unit. With space/ plumbing for both a washing machine and dryer. Stone flagged floor.

##### LOUNGE

12' 10" x 12' 2" (3.91m x 3.71m)

A beautifully presented living room, with window to the front, radiator. Electric fire and surround. Double opening doors to:

##### KITCHEN/ DINING ROOM

22' 10" x 12' 3" (6.96m x 3.73m)

A defined dining reception room, opens out into the impressive cottage style fitted kitchen, with windows to both sides aspects and the rear, allowing for plenty of natural light. Feature beams to the ceiling. A beautifully presented range of wall, base and drawer units with sparkling black worksurfaces over. A single drainer sink unit with mixer tap. Set-in Kenwood country style gas cooker with built in grill and 5 burner gas hob, with mock beamed canopy. Quarry tiled flooring with underfloor heating. Central island unit with breakfast bar, having cupboards, draws beneath and wine rack. Triple antique brass effect hanging lights over island. UPVC rear access door. Part tiled walls. Cord feature hanging light and spotlights to the ceiling. Space for a tall standing American style fridge freezer. Double oak doors to the lounge.





#### GARDEN ROOM

10' 10" x 9' 2" (3.3m x 2.79m)

A sun trap of a room, with windows to side and rear elevations overlooking fields. Currently carpeted for a cosy feel, but also having wooden flooring underneath. Two Victorian style radiators.

#### FIRST FLOOR LANDING

18' 1" x 9' 6" (5.51m x 2.9m)

Window to the side, radiator. Loft hatch with access to the front store/loft area (being part boarded and fully insulated) To the end of the landing, is the staircase to the second floor. Understairs storage cupboard.



#### BATHROOM

8' 2" x 6' 11" (2.49m x 2.11m)

An inviting three piece suite incorporating a freestanding slipper bath, with vintage style taps, hand held shower facility and with a curtain enclosure fitted above. Pedestal wash hand basin and high level W.C. Frosted window to the front. Floorboards. Storage cupboard. Chrome towel radiator.

#### BEDROOM TWO

14' 7" x 12' 9" (4.44m x 3.89m)

With window to the rear with the far reaching views, radiator. Fitted wardrobes.



#### BEDROOM THREE

12' 11" x 9' 9" (3.94m x 2.97m)

Window to the rear with the far reaching views. Open store wardrobe. Radiator.

#### BEDROOM FOUR

12' 9" x 9' 1" (3.89m x 2.77m)

With windows to both the front and side aspect. Radiator.

#### SECOND FLOOR

##### SECOND FLOOR LANDING

7' 8" x 6' 9" (2.34m x 2.06m)

A small hallway with useful storage to the eaves. Radiator. Door to:

##### BEDROOM ONE

18' 6" x 14' 10" (5.64m x 4.52m)

Just take in those incredible views, with the dormer window to the rear! Velux window to the front. A beautifully presented main bedroom suite. Radiator. Ample built in storage to eaves.

##### ENSUITE





7' 8" x 6' 9" (2.34m x 2.06 m)

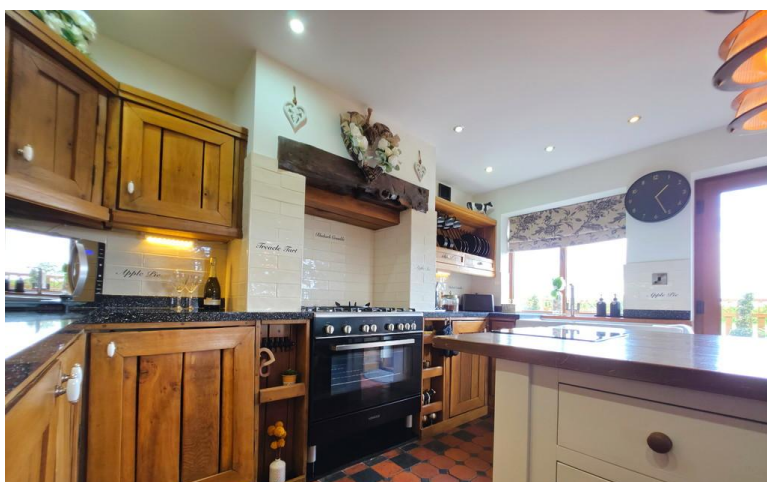
A modernised ensuite - With a double shower cubicle with mains pressured double shower, pedestal wash hand basin, low level W.C. Chrome towel radiator. Tiled walls and flooring.

#### EXTERNALLY

The property benefits from Cavity wall insulation. Black grained updated fascias, soffits and guttering.

#### FRONT/ DRIVEWAY

Enclosed by a wall, the in/out gravelled stone driveway to both the front and side, provides ample parking for 4 vehicles. Newly fitted fencing to both sides and gated access to the rear. Shrub border.



#### REAR GARDEN

Step out into a South-East facing garden from which to enjoy glorious sunrises and daytime sunshine. Beautiful extensive raised wooden decking seating area looking out to those open country views. Wide low maintenance paved access around both sides of the property also incorporating a substantial workshop shed (which has a tiled roof, power, and storage) and an additional storage shed which could easily be removed to maximise outdoor relaxation space for further evening sunshine. Newly fitted fences and gates give privacy yet not compromising the wonderful outlook onto fields with public footpaths



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Newcastle Borough Council.



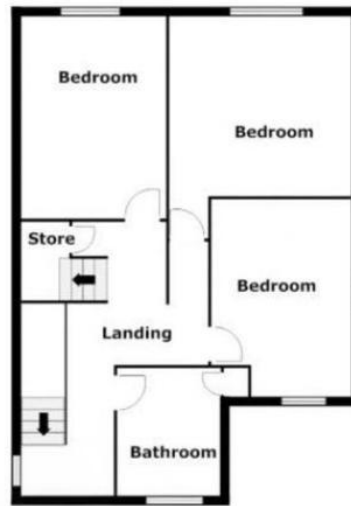
#### EPC RATING (PDF available online)

Current: 75C Potential: 78C

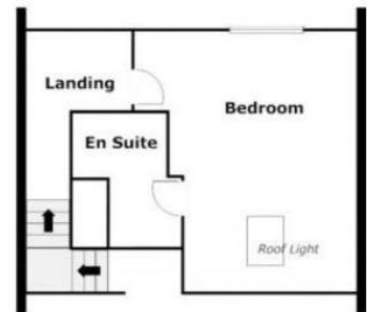




Ground Floor



First Floor



Second Floor

43 Liverpool Road  
 Kidsgrove  
 Stoke-On-Trent  
 Staffordshire  
 ST7 1EA

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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements