

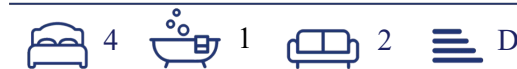


STEPHENSON BROWNE



## Scot Hay Road, Alsagers Bank, Stoke-On-Trent

ST7 8BW



£650,000

# DESCRIPTION

A SIMPLY GORGEOUS four bedroom detached house with INCREDIBLE COUNTRYSIDE VIEWS, occupying a prime semi-rural location between Scot Hay and Alsagers Bank!

Having had a full scheme of updating and improvement carried out in recent years, and a real credit to our current owners, this fantastic family home perfectly combines modern living and style with village living, and is presented to a truly exceptional standard throughout.

A welcoming and spacious hallway leads to the lounge and the dining room, which opens into the real focal point of this home - a stunning 6m x 5.8m (19'10" x 19'3") kitchen with a central island and breakfast bar. Featuring Quartz work surfaces, a host of Neff integrated appliances and Quooker tap over a Belfast sink, this kitchen even more impressive in person than it is on our photos! Six skylights and two picture windows fill the room with natural light, whilst the dining room and lounge also benefit from the far-reaching views over Cheshire to the front. Completing the ground floor are three well-proportioned bedrooms and a downstairs W/C.

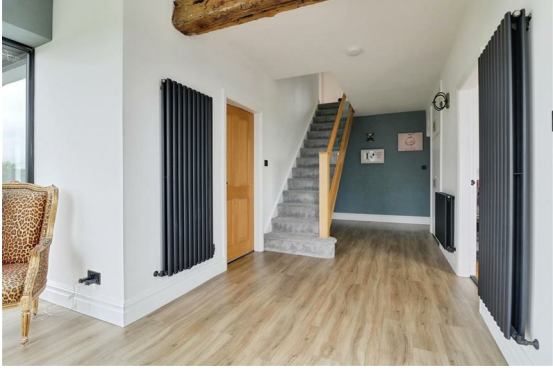
To the first floor is the family bathroom which includes a walk-in double shower and a freestanding bath, but the real surprise here is the principal bedroom suite. Featuring a vaulted ceiling, bi-folding doors and a Juliet balcony, this room makes the most of the incredible views overlooking fields and countryside to the front of the property. There is also a useful office/dressing room area and fitted wardrobes with eaves storage.

Ample off-road parking is provided via a brick paved driveway, whilst the rear garden



features lawned and patio areas and offers an excellent degree of privacy. A detached outbuilding is split into a useful workshop/storage area and a fully fitted bar area - perfect for those wishing to entertain!

One of the most impressive homes we've had the pleasure of marketing, this property really does need to be seen to be fully appreciated!



# ROOM DESCRIPTIONS

## Entrance Hall

24'5" x 7'10"

Laminate flooring, composite double front doors, UPVC double glazed windows, three modern radiators, storage cupboard, ceiling light point, two wall light points, stairs leading to the first floor with glass balustrade. (Max width 4.810m)

## Lounge

16'8" x 13'9"

Fitted carpet, UPVC double glazed picture windows with stunning far-reaching views over countryside towards Cheshire, ceiling light point and two wall light points, feature fireplace with open fire, radiator.

## Dining Room

13'7" x 12'9"

Engineered wood flooring, under-floor heating, UPVC double glazed picture window with views, radiator, ceiling light point, log-burning stove, opening into;

## Breakfast Kitchen

19'10" x 19'3"

Engineered wood flooring, under-floor heating, two UPVC double glazed windows with far-reaching views, patio doors leading to the rear garden, 6 skylight windows, two tall radiators, Quartz work surfaces, Belfast sink with drainer and Quooker tap, a number of Neff appliances including integrated five-ring gas hob, cooker hood, double oven with microwave and 'drop and slide', double wine cooler, dishwasher, washer and dryer, central island with breakfast bar, wall and base units providing ample storage, downlights, bluetooth speakers.

## Bedroom Two

14'10" x 12'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

## Bedroom Three

13'5" x 9'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Four

9'3" x 8'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Downstairs W/C

6'0" x 3'2"

Laminate flooring, downlights, extractor fan, W/C, wash basin with vanity unit, towel radiator.

## Landing

Fitted carpet, downlights.



### **Bedroom One**

23'10" x 14'1"

Minimum measurements - Fitted carpet, vaulted ceiling, UPVC double glazed windows and bi-folding doors with Juliet balcony, overlooking countryside with far-reaching panoramic views over Cheshire to the front aspect. Two radiators, recess with fitted wardrobes and eaves storage, opening into;

### **Dressing Room/Office**

12'2" x 9'3"

Fitted carpet, UPVC double glazed window, feature ceiling strip lighting, radiator, fitted wardrobes.

### **Outside**

To the front of the property is brick paved driveway providing ample off-road parking, with a lawned garden and a boundary wall, featuring views to front over fields looking towards Cheshire. The rear garden features patio and lawned areas ideal for families.

### **Detached Workshop**

11'3" x 9'8"

A useful workshop/storage space with side access, opening into;

### **Bar Area**

19'5" x 7'6"

An ideal entertaining space with power and lighting, featuring optics, a television point, space for drinks fridges and an opening serving hatch. A fantastic place to relax and enjoy a superb party/entertaining area!

### **Agents Note**

The property also benefits from Solar Panels to the rear elevation of the roof space, helping to reduce energy costs and improving efficiency!

### **Council Tax Band**

The council tax band for this property is D.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

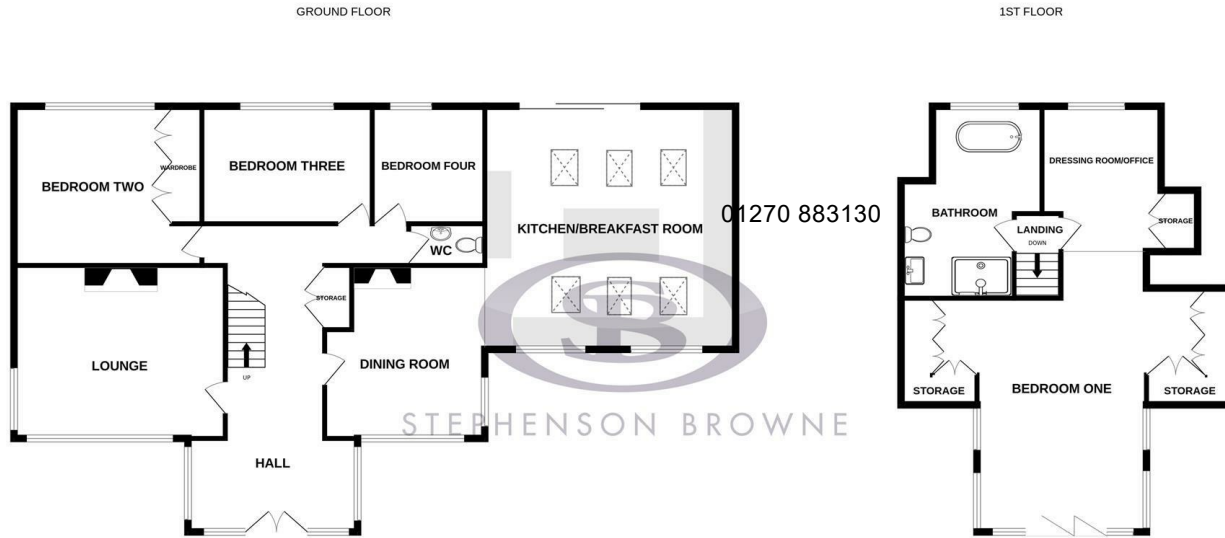
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### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floorplans



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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T: 01270 883130 E: alsager@stephensonbrowne.co.uk

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