1 The Rockery, Barlaston, Staffordshire ST12 9ET

Offers over £685,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Occupying a prestigious position within an exclusive development of just five distinguished homes, this substantial three-storey residence offers an exceptional blend of elegant family living and contemporary luxury. Finished to an impressive standard throughout, the property boasts beautifully proportioned accommodation extending across three floors, perfectly suited to modern family life and entertaining alike.

The ground floor is centred around a stunning cottage-style shaker kitchen complete with quartz work surfaces, integrated appliances and breakfast bar, alongside a formal dining room with direct garden access, a superb principal lounge featuring an exposed brick open fireplace, an additional versatile reception room, utility room and cloakroom facilities.

To the upper floors, the property offers five generously sized bedrooms, including a superb principal suite with dressing area and en-suite facilities, together with further stylish bathroom and shower room accommodation serving the remaining bedrooms. The spacious layout provides excellent flexibility for growing families, guest accommodation or home working requirements.

Externally, the property is approached via a tarmacadam driveway serving this exclusive development of just five prestigious homes, leading directly to the frontage of Number One. A block paved driveway positioned to the front of the double garage provides ample off-street parking facilities, whilst the attractive frontage is predominantly laid to immaculate lawn with paved pathways leading to the front entrance and continuing around to the rear garden.

The beautifully landscaped rear garden is arranged over tiered levels with Indian stone patio areas and well-maintained lawned gardens, creating an excellent outdoor entertaining and family space. Further enhancing the property is a double garage with remote-controlled electric doors and an impressive games and entertainment suite above, complete with built-in bar area.

The Accommodation Comprises:

Entrance Hall
15'2" x 7'2" (4.62m x 2.18m)
Accessed via a composite front entrance door with attractive glazed side panel, offering a bright and inviting first impression. An understairs storage cupboard provides practical additional storage space.

Cloakroom
5'7" x 2'10" (1.70m x 0.86m)
Stylishly appointed with a contemporary wash hand basin incorporating a mixer tap and vanity storage beneath, alongside a low flush WC. Complemented by part tiled walls and inset spotlighting, the space is both practical and elegantly finished.

Drawing Room
18'4" x 11'8" (into bay) (5.59m x 3.56m (into bay))
A beautifully proportioned lounge featuring an impressive exposed brick open fireplace with an oak mantel beam and contrasting black matt slate hearth, creating a superb focal point to the room. A charming bay window enjoys a delightful outlook and floods the space with natural light, enhancing the warm and inviting atmosphere throughout.

Country Style Kitchen/ Breakfast Area
13'2" x 19'4" (4.01m x 5.89m)
A beautifully appointed cottage-style kitchen fitted with a comprehensive range of traditional cream shaker cabinetry, complemented by elegant quartz work surfaces with matching upstands and coordinating granite window sills. A classic Belfast farmhouse sink is perfectly positioned beneath a window and fitted with an instant hot water tap, whilst integrated appliances include a Zanussi induction hob with contemporary black matt splashback and extractor hood over, together with AEG built-in double ovens, microwave and dishwasher, along with a wine cooler. Display glass-fronted cabinets add further character, with a breakfast bar overhang providing an ideal space for informal dining and entertaining. Finished with tiled flooring, inset spotlighting throughout and patio doors opening directly onto the garden, the kitchen effortlessly combines timeless charm with modern convenience.

Reception Room
9'9" x 9'7" (2.97m x 2.92m)
Offering excellent flexibility for a variety of uses, including a home office, playroom, snug or formal dining space, complemented by a uPVC window providing natural light to the room.

Utility Room
5'7" x 7'3" (1.70m x 2.21m)
A well-appointed utility featuring an inset stainless steel sink with mixer tap set within granite work surfaces with matching granite upstands. Fitted wall units provide useful storage, whilst additional features include plumbing for an automatic washing machine, tiled flooring and a composite side entrance door giving convenient external access.

Dining Room
7'0" x 9'10" (2.13m x 3.00m)
A superb formal dining space providing an elegant entertaining space, with double uPVC patio doors opening directly onto the rear garden and allowing an abundance of natural light into the room.

First Floor
Stairs rise from the Entrance Hallway up to the:

Galleried Landing
17'1" x 7'4" (5.21m x 2.24m)
A feature uPVC window to the front elevation allows for excellent natural light, whilst an airing cupboard housing the hot water cylinder provides useful additional storage.

Master Bedroom
17'0" x 11'7" (5.18m x 3.53m)
A well-proportioned principal bedroom featuring a uPVC window allowing for excellent natural light, together with a radiator providing warmth and comfort.

Dressing Area
10'5" x 4'6" (3.18m x 1.37m)
A superb dressing area fitted with an extensive range of full-length built-in wardrobes incorporating mirrored doors, complemented by a uPVC window providing natural light to the space.

Bathroom
10'4" (into shower) x 6'8" (3.15m (into shower) x 2.03m)
Stylishly appointed comprising a panelled bath with mixer tap, separate shower cubicle with plumbed-in shower, wash hand basin with mixer tap and vanity storage beneath, together with a low flush WC. Complemented by part tiled walls, inset spotlighting, a uPVC window and chrome heated towel radiator, the suite offers both comfort and contemporary practicality.

Bedroom Two
10'10" x 10'9" (3.30m x 3.28m)
A well-proportioned double room featuring a uPVC window, radiator and built-in wardrobe providing useful storage.

Bedroom Three
14'7" x 9'3" (4.45m x 2.82m)
Another well-appointed bedroom featuring a uPVC window, radiator and a range of built-in wardrobes with mirrored doors, providing excellent storage solutions.

Bathroom
10'5" x 6'5" (3.18m x 1.96m)
Comprising a panelled bath with mixer tap, separate shower cubicle with plumbed-in shower, wash hand basin with mixer tap and vanity storage beneath, together with a low flush WC. Finished with part tiled walls and a uPVC window, the suite offers both practicality and comfort.

Second Floor
Stairs rise from the Landing Area to the:

Landing
The top floor landing is enhanced by a Velux window allowing for excellent natural light, whilst also providing access to the roof void.

Bedroom Four
19'3" x 11'8" (5.87m x 3.56m)
A bright and versatile room featuring a built-in wardrobe, radiator, uPVC window and additional Velux window, allowing for an abundance of natural light throughout.

En-suite Shower Room
8'0" (into shower) x 3'7" (2.44m (into shower) x 1.09m)
A contemporary shower room comprising a tiled shower cubicle, wash hand basin with mixer tap and low flush WC. Further complemented by part tiled walls, inset spotlighting and a chrome heated towel radiator.

Bedroom Five
20'7" x 11'8" (6.27m x 3.56m)
Another generously proportioned double bedroom featuring a built-in wardrobe, radiator, Velux window and additional uPVC window, creating a bright and airy atmosphere throughout.

En-Suite Shower Room
8'0" (into shower) x 3'11" (2.44m (into shower) x 1.19m)
A stylish en-suite comprising a tiled shower cubicle, wash hand basin with mixer tap and low flush WC, complemented by inset spotlighting and a chrome heated towel radiator.

Outside
Externally, the property is approached via a tarmacadam driveway serving this exclusive collection of prestigious homes, leading directly to the impressive frontage of Number One. A substantial block paved driveway positioned to the front of the double garage provides extensive off-road parking facilities, whilst the beautifully maintained frontage is predominantly laid to immaculate lawn with paved pathways leading to the main entrance and continuing seamlessly around to the rear gardens.

The landscaped rear garden has been thoughtfully designed to create a stunning outdoor retreat, arranged over tiered levels with Indian stone patio seating areas and manicured lawned gardens, offering the perfect environment for outdoor entertaining, family gatherings, or peaceful relaxation. Further enhancing the appeal of this exceptional home is the detached double garage with remote-controlled electric doors and an impressive games and entertainment suite above, complete with a built-in bar area — an ideal space for entertaining family and friends.

Double Garage
21'1" x 18'11" (6.43m x 5.77m)
A double garage fitted with remote-controlled electric doors, together with an inner passageway and composite access door, providing both practicality and secure additional storage.

Games Room
17'10" x 20'3" (5.44m x 6.17m)
Positioned above the garage is an impressive games and entertainment suite, featuring three Velux windows allowing for excellent natural light, inset spotlighting and laminate flooring throughout. The space is further enhanced by a built-in bar area and access to the roof void, creating a superb versatile room ideal for entertaining or leisure use.

Services
Services: All mains services are connected. The property benefits from gas central heating and uPVC double glazing throughout, with underfloor heating installed to the ground floor and conventional gas central heating serving the first and second floors. The home is also enhanced by an integrated sound system.

The property forms part of an exclusive development of just five homes, with the maintenance and upkeep of the shared driveway and access road divided equally on a one-fifth basis between the neighbouring properties.

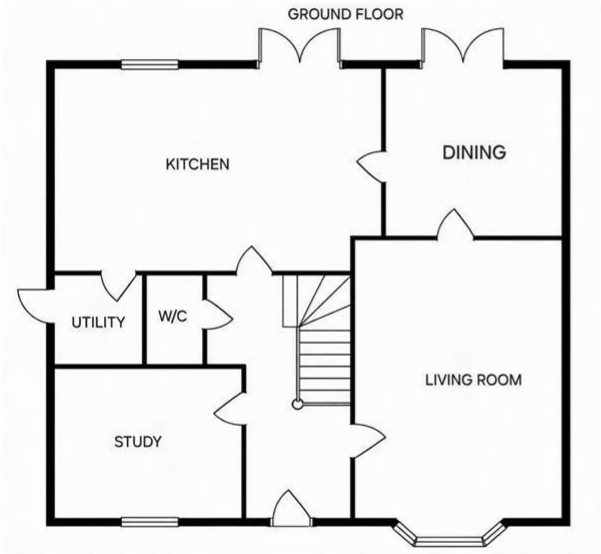
Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

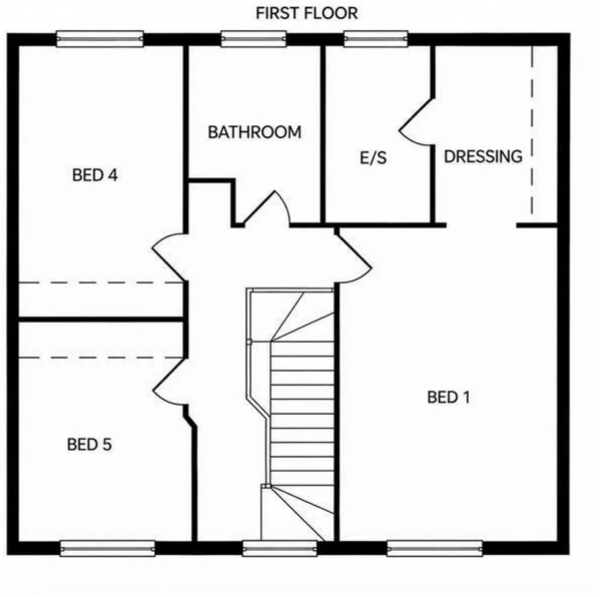
Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

GROUND FLOOR



FIRST FLOOR



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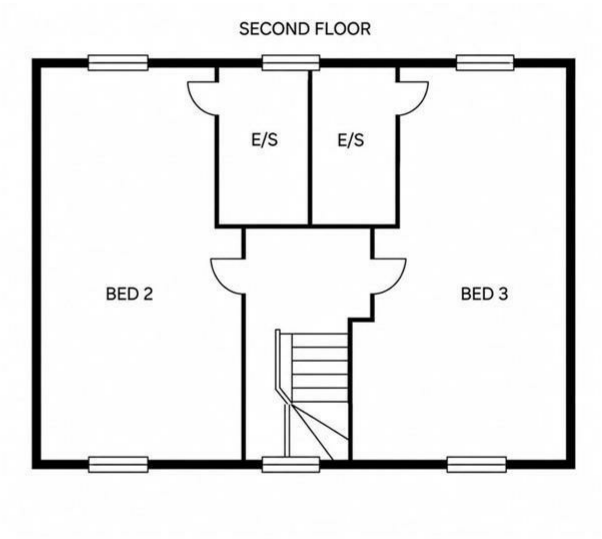

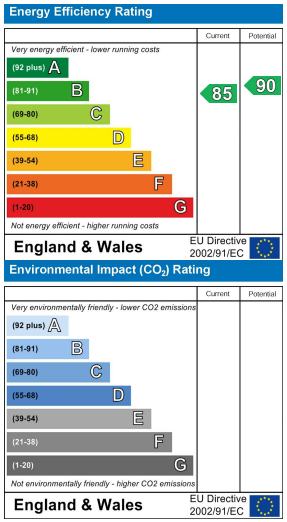

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