



## **Copper Fields, 13 Copper Mill Close, Stoke-On-Trent, ST10 2QH**

**Offers in excess of £499,999**

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"The country does what the city cannot: it restores the soul"

Copper Fields; an exceptional family residence set in an elevated position on the edge of an exclusive cul-de-sac in the village of Whiston, perfectly positioned to immerse yourself in village life whilst remaining well connected to neighbouring villages, as well as the Market Towns of Leek and Cheadle. Offering generous, high-spec accommodation and enjoying wonderful rural views across the surrounding Staffordshire Moorland Countryside, blending rural charm with refined modern living. The property is just a 3-minute stroll from the local Whiston Hall Golf Club with PUBLIC bar and restaurant.

## Denise White Estate Agents Comments

Nestled on the edge of an exclusive cul-de-sac in the picturesque village of Whiston, 'Copper Fields' is an exceptional five-bedroom family home offering generous, high-spec accommodation arranged over three beautifully designed floors. Perched in an elevated position, this executive residence boasts wonderful views across the surrounding countryside, blending rural charm with refined modern living.

From the moment you step inside, the sense of space and quality is unmistakable. The welcoming entrance hall leads into a stylish oak-fitted kitchen, seamlessly opening into a dining area bathed in natural light, thanks to a magnificent floor-to-ceiling window that perfectly frames the stunning landscape beyond. The spacious lounge spans the rear of the home, complete with French doors that open directly to the garden – ideal for relaxed family living or entertaining.

Throughout the property, the attention to detail is superb, with oak doors, and hardwired internet connections in all bedrooms and reception rooms, making this an ideal choice for modern family life and working from home.

The ground floor also features a practical utility room and guest WC. Upstairs, the first floor hosts the impressive principal bedroom, complete with a generous en-suite shower room, twin wash hand basins, and a smart digital heated mirror. Bedroom two enjoys far-reaching views to the side aspect, while bedroom three also benefits from its own en-suite. A stylish family bathroom completes this floor.

The top floor offers two further spacious double bedrooms, with built-in wardrobes to the landing area, making this level perfect for teenagers, guests or a dedicated home office space.

Externally, Copper Fields continues to impress. A block-paved driveway provides off-road parking, equipped with an electric car charging point and leads to the integral garage. The gardens are a true delight – bordered by characterful dry stone

walling and featuring a large Indian stone patio from which to take in the fantastic rural views.

Stylish, spacious, and perfectly positioned to enjoy village life and countryside tranquillity, Copper Fields is a truly special home that combines practical family living with a touch of rural luxury.

## Location

Whiston is a charming rural village nestled in the Staffordshire Moorlands, surrounded by rolling countryside and beautiful views across the Churnet Valley. Set just off the A52 between the historic market towns of Cheadle and Leek, the village enjoys a peaceful setting while remaining well-connected to local amenities and transport links.

Known for its scenic beauty and elevated position, Whiston is a popular choice for those seeking a quieter pace of life, with easy access to walking trails, open fields, and nearby woodland. The River Churnet flows nearby, and the surrounding landscape is a haven for nature lovers, with walks towards Consall, Froghall, and the Peak District National Park, which lies just to the north.

Whiston retains a friendly village atmosphere and a strong sense of community, with the vibrant Village Hall, churches, golf club and local farms contributing to its traditional rural character. Families are well served by a selection of good schools in nearby villages and towns, and commuters benefit from proximity to Stoke-on-Trent, Uttoxeter, and major road networks such as the A50 and M6 corridor.

With its mix of countryside charm, attractive homes, and a tranquil, elevated position, Whiston offers a wonderful lifestyle for those looking to enjoy the best of Staffordshire's rural beauty without feeling isolated.

## Entrance Hall



Composite entrance door to the front aspect. Vinyl flooring. Radiator. Stairs off leading to the first floor. Under stairs storage. Sealed unit double glazed French doors leading to the rear garden. Two ceiling lights. Doors leading into:-

## Kitchen

12'9" x 9'8" (3.89 x 2.95)

Fitted with a range of oak wall and base units with work surfaces over incorporating a one and a half bowl ceramic sink unit with hose mixer tap. Integrated dishwasher, freezer and two under counter fridges. Breakfast bar with inset lighting. Vinyl flooring. Opening into the Dining Room. Sealed unit double glazed window to the front aspect. Sealed unit double glazed French doors to the side aspect. Ceiling spotlights.

## Dining Room

14'0" x 10'8" (4.27 x 3.27)



Vinyl flooring. Radiator. Sealed unit double glazed floor to ceiling window to the side aspect offering delightful rural views. Ceiling spotlights. Double doors leading to the Hallway.

## Lounge

20'8" x 12'10" (6.32 x 3.93)



Carpet. Radiator. Sealed unit double glazed windows to both side aspects. Sealed unit double glazed French doors leading to the rear garden.

## WC

7'5" x 3'1" (2.28 x 0.96)



Fitted with a low-level WC and pedestal wash hand basin. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to the side aspect. Ceiling spotlight.

## Utility Room

6'11" x 6'0" (2.11 x 1.85)



Fitted with base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with hose mixer tap. Plumbing for automatic washing machine. Vinyl flooring. Part tiled walls. Sealed unit double glazed window to the front aspect. Ceiling light. Door leading into the garage.

## First floor landing



Carpet. Radiator. Sealed unit double glazed window to the side aspect. Storage cupboard off. Stairs leading to the second floor. Two ceiling lights. Doors leading into: –

## Bedroom One

20'8" x 12'11" (6.31 x 3.95)



Carpet. Radiator. Fitted with a range of built-in wardrobes. Sealed unit double glazed windows to the side and rear aspects. Ceiling light. Two wall lights. Door leading into: –

### Ensuite Shower Room

9'8" x 6'4" (2.95 x 1.94)



Fitted with a suite comprising of double shower cubicle with rainfall showerhead, twin vanity wash hand basin unit with mixer taps and low-level WC. Tiled flooring. Part tiled walls. Obscured sealed unit double glazed window to the side aspect. Wall mounted heated towel rail. Ceiling spotlights. Wall mounted digital heated mirror.

### Bedroom Two

9'8" extending to 12'11" x 17'2" (2.95 extending to 3.95 x 5.24)



Carpet. Radiator. Two sealed unit double glazed windows to the side aspect. Ceiling light.

### Bedroom Three

15'3" x 9'5" (4.66 x 2.88)



Carpet. Radiator. Sealed unit double glazed windows to the side and rear aspects. Ceiling light. Loft access. Fitted with built-in storage offering hanging rails, shelving and drawers with sliding doors to the front. Door leading into: –

### Ensuite Shower Room

9'5" x 3'10" (2.89 x 1.19)



Fitted with a suite comprising of double shower cubicle with rainfall showerhead, pedestal wash hand basin and low-level WC. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured sealed unit double glazed window to the front aspect. Ceiling spotlights.

## Bathroom

10'6" x 5'6" (3.22 x 1.69)



Fitted with a suite comprising of paneled bath, vanity wash hand basin unit, low-level WC and shower cubicle. Tiled flooring. Part tiled walls. Obscured sealed unit double glazed window to the front aspect. Wall mounted heated towel rail. Ceiling spotlights.

## Second Floor Landing

Carpet. Under eaves storage. Velux window to the side aspect. Two built-in double wardrobes. Ceiling pendant and spotlight. Doors leading into: –

## Bedroom Four

14'0" x 11'7" (4.29 x 3.55)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Velux window to the side aspect. Ceiling light. Loft access.

## Bedroom Five

14'0" x 10'11" (4.29 x 3.33)



Carpet. Radiator. Sealed unit double glazed window to the rear aspect. Velux window to the side aspect. Ceiling light.

## Outside



The property is approached over a block paved driveway providing off road parking for two to three vehicles, complete with an electric car charging point and leads to the Integral Single Garage.

## Garage

20'4" x 9'7" (6.21 x 2.93)

Up and over door to the front aspect. Power and light. Internal door leading to the utility room. Composite door leading to the rear garden.

## Rear Garden

The gardens of Copper Fields wrap around the side and rear of the property, with Indian Stone paved pathways leading to a large seating area overlooking a lawn bordered by dry stone walling, and mature trees and shrubs. Being set in an elevated position in the corner of the cul-de-sac, Copper Fields enjoys privacy together with wonderful views over the rolling Staffordshire Moorlands Countryside which lies beyond.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate Agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

**WE WON!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

#### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

#### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

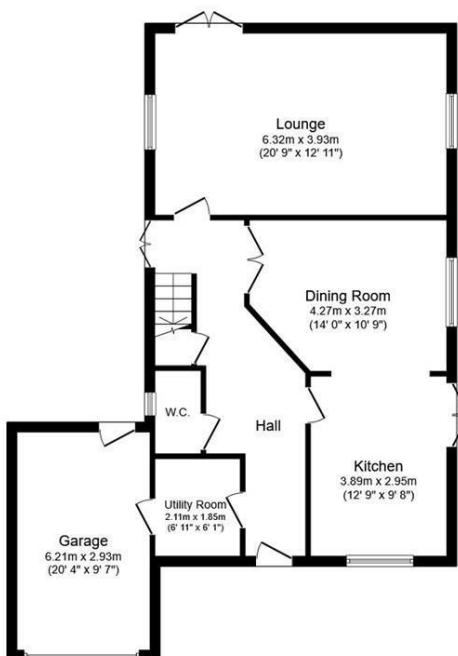
#### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

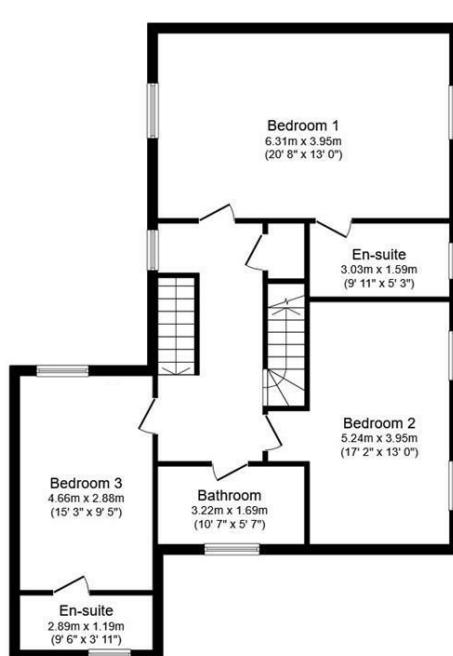
#### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

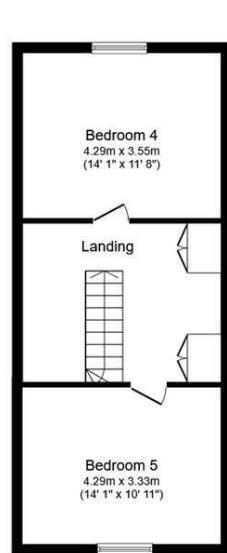
## Floor Plan



Ground Floor  
Floor area 85.1 sq.m. (916 sq.ft.)



First Floor  
Floor area 87.1 sq.m. (937 sq.ft.)



Second Floor  
Floor area 45.6 sq.m. (490 sq.ft.)

Total floor area: 217.7 sq.m. (2,343 sq.ft.)

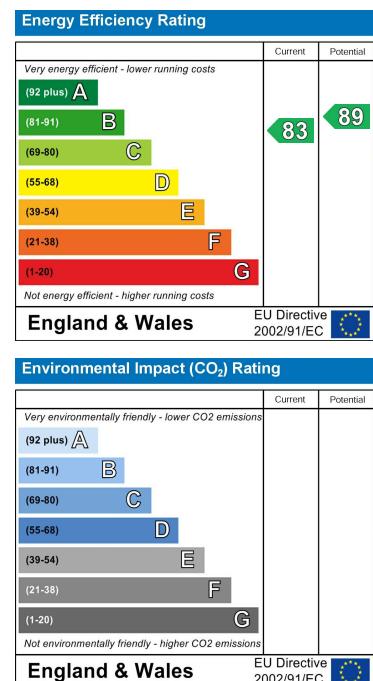
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



## Energy Efficiency Graph



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