





Abode are thrilled to present for sale this picture-perfect chocolate box cottage, set within a generous and beautifully maintained plot in the heart of the sought-after village of Tean. Immaculately presented throughout, this charming home blends tasteful modern upgrades with original features, preserving the character and warmth that make it truly special.

Approached via a welcoming gated entrance, the property boasts enchanting cottage gardens that wrap around the home, along with a useful outhouse providing additional storage.

Inside, the ground floor offers a well-appointed entrance hallway, a stylish fitted kitchen, a cosy dining room, a characterful living room, and a practical utility area. Period features such as quarry tile and parquet flooring, along with multiple feature fireplaces, enhance the home's traditional appeal.

Upstairs, you'll find two generously sized double bedrooms and a beautifully finished bathroom featuring a freestanding bath and separate shower.

Ideally located in the ever-popular village of Tean, the property is within easy reach of local shops, schools, and amenities, as well as scenic countryside walks. For those needing to commute, the A50 is just a short drive away, offering excellent connections, and the Towns of Uttoxeter and Cheadle are also nearby.

Early viewing is highly recommended to fully appreciate the unique charm and outstanding presentation of this delightful home.



### Entrance Hallway

Quarry tiled flooring, panelling, door leading out to the rear, central heating radiator.

### Kitchen

Base and eye level units with complimentary worktops, integral cooker with hob and extractor hood above, dishwasher, wooden glazed window to the rear elevation. Double inset ceramic sink with draining board, panelling to the walls, corner storage unit, quarry tiled flooring.

### Dining Room

Quarry tiled flooring, wooden glazed window to the front elevation, door leading out into the garden, storage cupboard, stairs leading to the first floor, central heating radiator, feature fireplace with wood burning stove.

### Living Room

Wooden glazed window to the front elevation, central heating radiator, feature fireplace, parquet flooring, storage cupboard.

### Utility

Quarry tiled flooring, wooden glazed window to the rear elevation, central heating radiator, space and plumbing for a washing machine, tumble dryer and fridge freezer.

### Landing

Access to the bedrooms and bathroom, stairs leading down to the ground floor.

### Master Bedroom

Wooden glazed window to the front elevation, feature fireplace, central heating radiator, built in wardrobes.



### Bedroom

Wooden glazed window to the front elevation, central heating radiator, feature fireplace, over stairs storage cupboard.

### Bathroom

Waterfall shower with glass shower screen and hand held shower, freestanding bath, WC and sink with cupboard below. Central heating radiator, tiled flooring and partially tiled walls, wooden glazed window to the rear elevation, spot lighting, light up wall mounted mirror.







## Outhouse

Providing excellent storage space.

## Garden

The property is enveloped by a cottage garden that perfectly complements the charm of this characterful home. Overflowing with mature planting, wildflowers, and meandering gravel paths, the garden offers a peaceful retreat in every direction. Thoughtfully landscaped yet delightfully informal, it blends structured beds with natural, wildlife-friendly zones, creating year-round interest.



To the side of the home, there is an area ideal for seating, surrounded by lush greenery. A traditional brick wall at the rear adds privacy and a touch of heritage charm, while climbers and flowering shrubs soften the boundaries.

The garden extends further to reveal a lawned area ideal for relaxing or entertaining, bordered by vibrant flowerbeds and mature trees.

## Parking

Please note we believe the property to have an allocated parking space provided by Hall Yard. This should be confirmed via your solicitors.

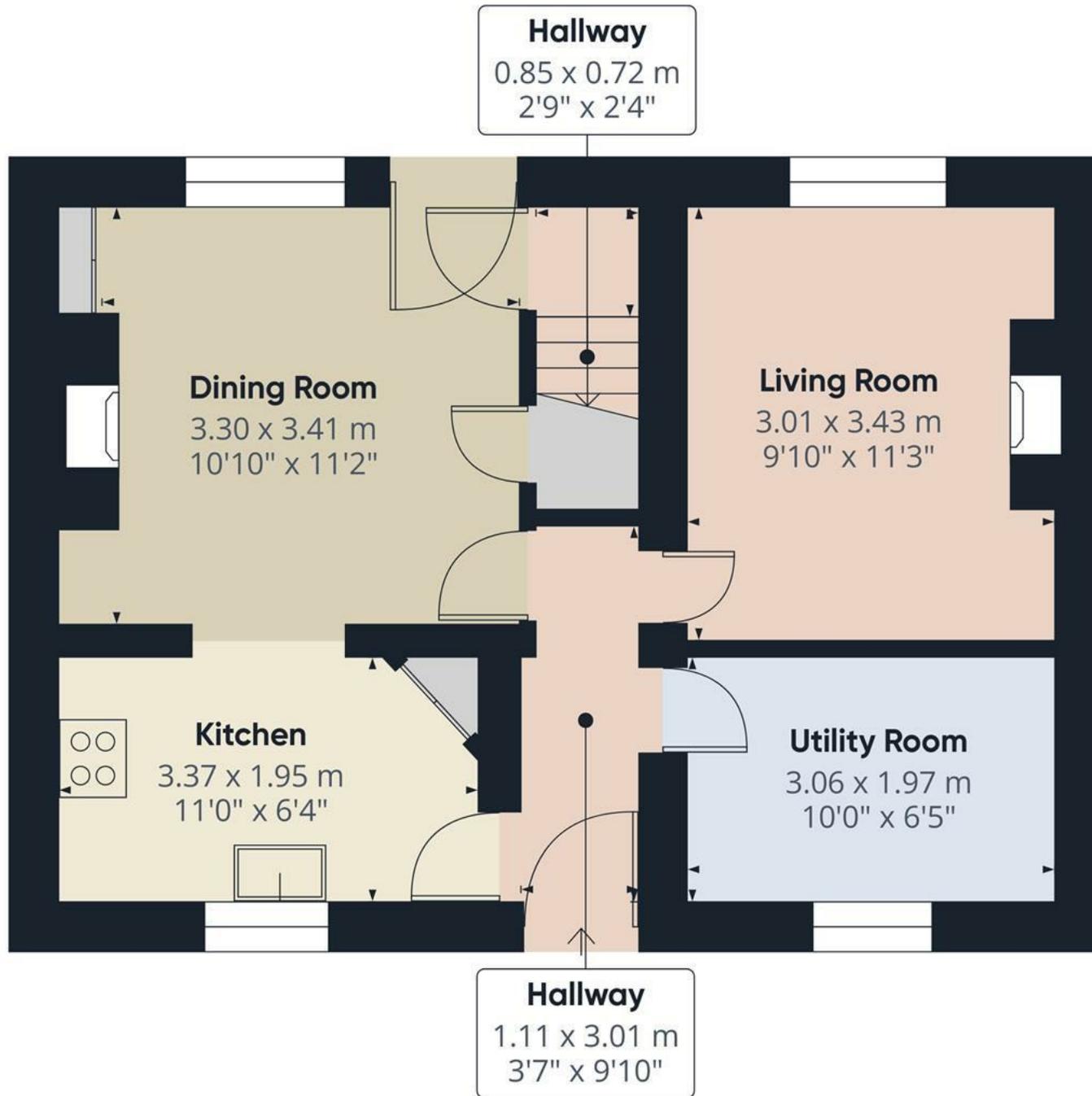












Floor 0

Approximate total area<sup>(1)</sup>

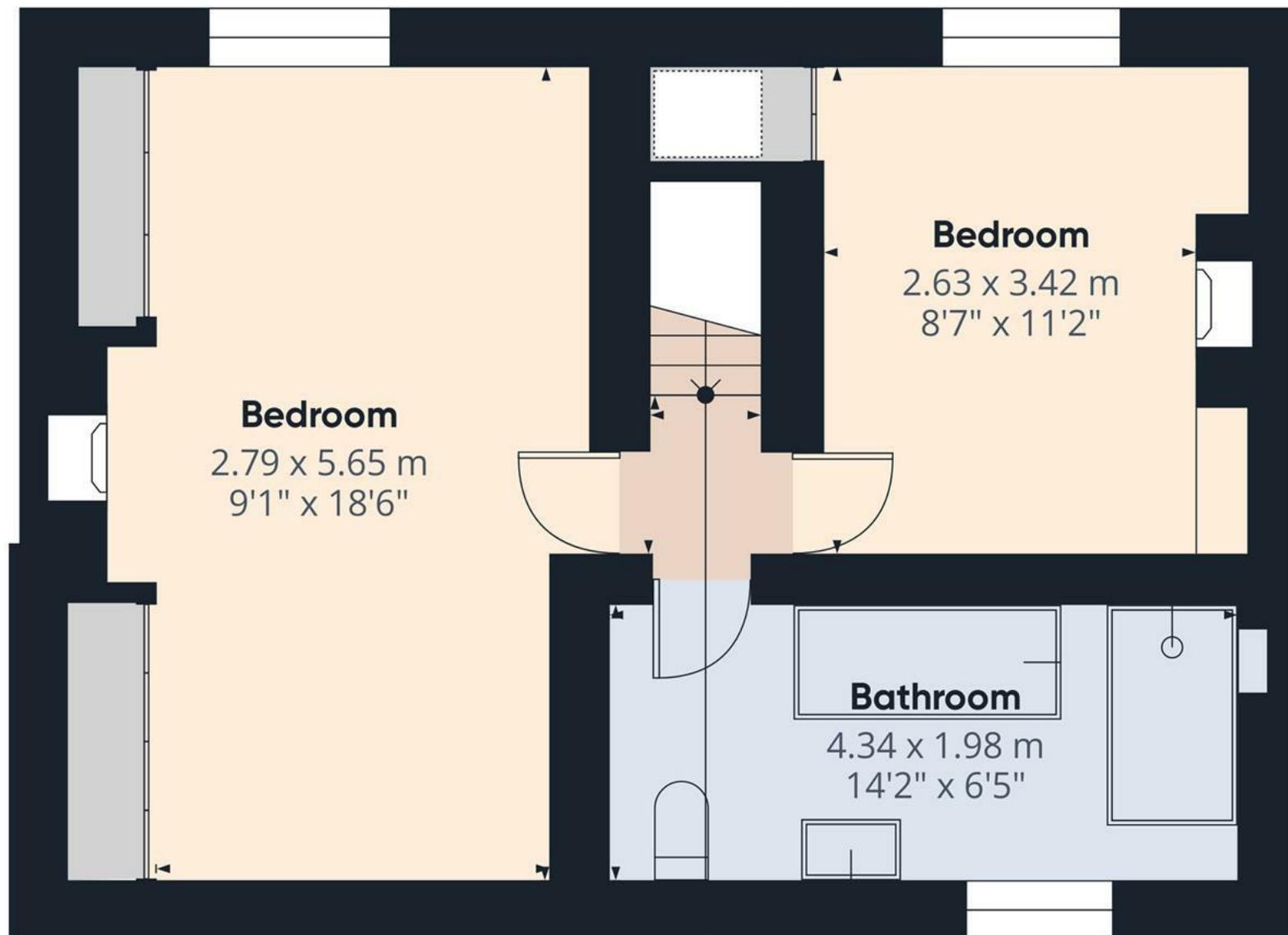
40 m<sup>2</sup>  
431 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Bedroom**  
2.79 x 5.65 m  
9'1" x 18'6"

**Bedroom**  
2.63 x 3.42 m  
8'7" x 11'2"

**Bathroom**  
4.34 x 1.98 m  
14'2" x 6'5"

**Landing**  
0.88 x 1.11 m  
2'10" x 3'7"

**Approximate total area<sup>(1)</sup>**  
38.9 m<sup>2</sup>  
419 ft<sup>2</sup>

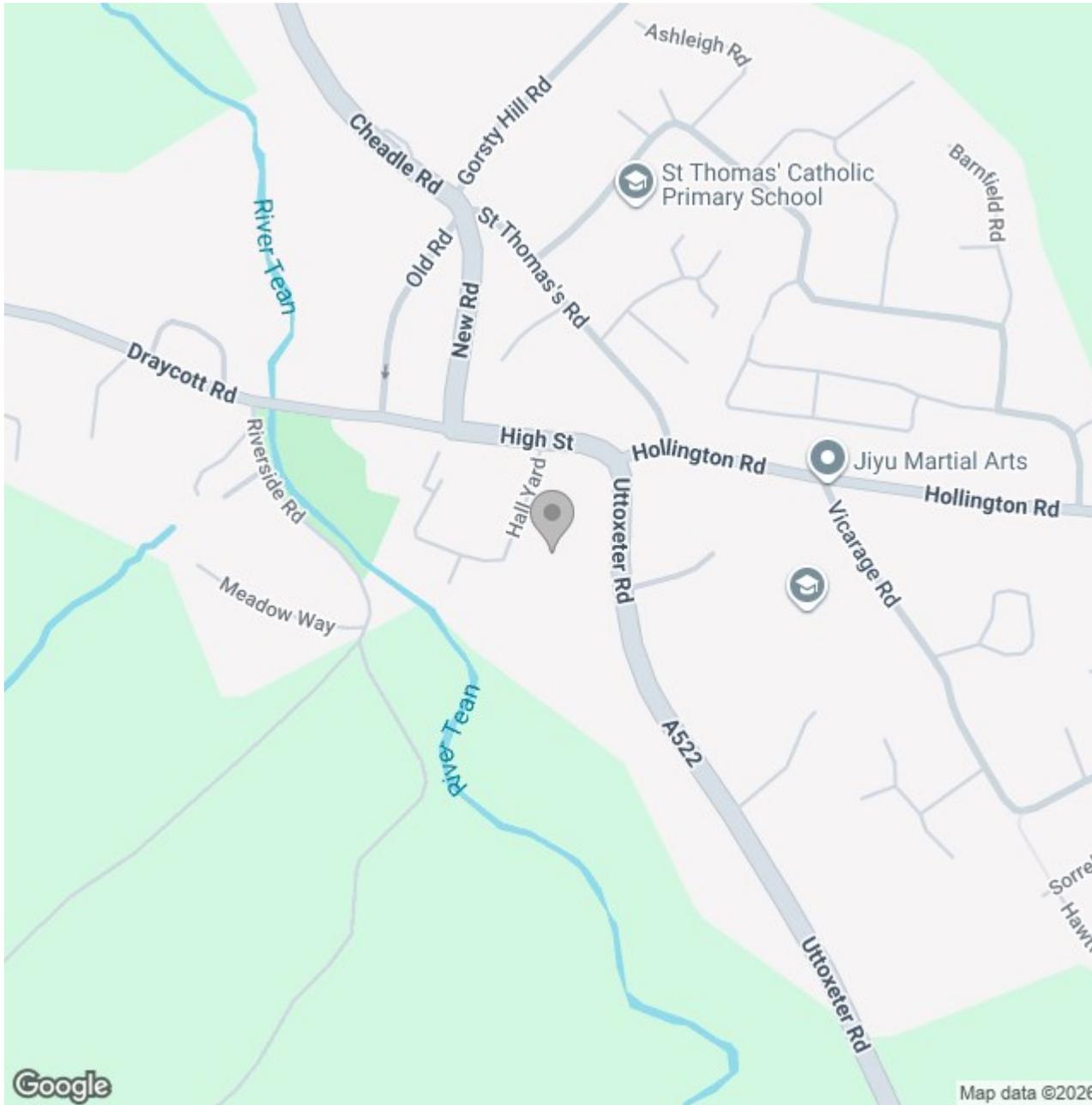
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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>19</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	