



Kingston House Greenway Hall Road, Stockton Brook, Stoke-On-

Offers In The Region Of £795,000

- Detached property with annexe
- Large driveway for multiple vehicles
- Sitting room with log burner
- Seven bedrooms
- Occupying a plot with wrap-around gardens offering privacy and space
- Well appointed kitchen and bathrooms
- Four reception rooms
- Substantial family room complete with a fitted bar and ample space for a pool table, table tennis table and generous family seating
- Much sought after location

Kingston House Greenway Hall Road, Stoke-On-Trent ST9 9PW

Whittaker & Biggs are delighted to offer to the market this impressive detached house on Greenway Hall Road, offering a perfect blend of space, comfort, and modern living. With seven spacious bedrooms, this property is ideal for large families or those seeking extra room for guests or a home office.

The house boasts four well-appointed reception rooms, including a charming sitting room featuring a log burner, perfect for cosy evenings in. The substantial family room is a standout feature, complete with a fitted bar and ample space for leisure activities such as a pool table and table tennis, making it an entertainer's dream.

The kitchen and bathrooms are tastefully designed, ensuring both functionality and style. The property is set on a generous plot with wrap-around gardens, providing a private oasis for relaxation and outdoor activities. This outdoor space is perfect for children to play or for hosting summer gatherings with family and



Council Tax Band: F



Ground Floor

Porch

Composite double glazed door with side light window to the frontage, tiled floor.

Hallway

Wood glazed door with side light windows to the frontage, stairs to the first floor, anthracite column radiator.

Study

12'4" x 11'10"

UPVC double glazed bay window to the side aspect, UPVC double glazed window to the frontage, anthracite column radiator.

Sitting Room

19'0" x 17'7"

UPVC double glazed bay window to the side aspect, two UPVC double glazed windows to the rear, circular double glazed window to the side aspect, log burner, slate hearth, stone mantle.

Family Room

37'6" x 26'5"

UPVC double glazed window to the rear, two UPVC, double glazed windows to the side aspect, French doors to the side aspect, six radiators, Velux skylight, timber bar, storage cupboard.

Breakfast Kitchen

14'4" x 12'10"

UPVC double glazed window to the frontage, units to the base and eye level, granite work top, Rangemaster Classic 100 range oven, ceramic butler sink, chrome mixer tap with spray attachment, boiling water tap, integral Haier dishwasher, integral fridge freezer, breakfast nook with built in storage, anthracite vertical column radiator, inset ceiling spotlights.

WC

UPVC double glazed window to the frontage, low level WC, pedestal, wash hand basin, chrome taps, anthracite column radiator.

Side Hall

12'7" x 3'4"

Composite double glazed door to the frontage, UPVC double glazed door to the side aspect, utility room, access to the annexe.

First Floor

Landing

UPVC double glazed window to the frontage, inset ceiling spotlights.

Bathroom

8'5" x 7'3"

UPVC double glazed window to the frontage, L-shaped spa bath, chrome mixer tap, shower over, rainfall shower head, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, anthracite column radiator, airing cupboard housing the mega flow water system, inset ceiling spotlights, shaver socket.

Bedroom One

14'4" x 11'9"

UPVC double glazed French doors to the frontage, two UPVC double glazed windows to the side aspect, UPVC double glazed window to the rear, anthracite radiator.

En-suite

8'5" x 4'2"

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator.

Bedroom Two

16'6" x 11'8"

UPVC double glazed window to the side aspect, two UPVC double glazed windows to the rear, two vintage style radiators.

Bedroom Three

15'6" x 11'5"

Two UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, radiator.

Bedroom Four

14'7" x 11'4"

UPVC double glazed window to the side aspect, radiator.

Bedroom Five

11'11" x 9'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, pedestal wash hand basin, radiator, built in storage.

WC

6'9" x 2'8"

UPVC double glazed window to the frontage, low level WC, inset ceiling spotlights.

Annexe

Living Room / Kitchen

16'11" x 15'2"

UPVC double glazed French doors to the frontage, two UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, stairs to the first floor, units to the base and eye level, Lamona electric hob, Lamona Electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, integral under counter fridge, inset ceiling spotlights, radiator.

Bedroom Six

16'11" x 10'0"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, fitted wardrobe.

En-suite

9'8" x 4'9"

Skylight, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC.

Bedroom Seven

9'3" x 8'2"

UPVC double glazed window to the rear, radiator.

WC

UPVC double glazed window to the rear, vanity wash hand basin, chrome tap, low level WC, radiator.

Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, hedge boundary, mature trees and shrubs, lawned area.

To the side aspect, hedge boundary, mature trees, area laid to lawn.

To the rear, area laid to lawn, hedge boundary.

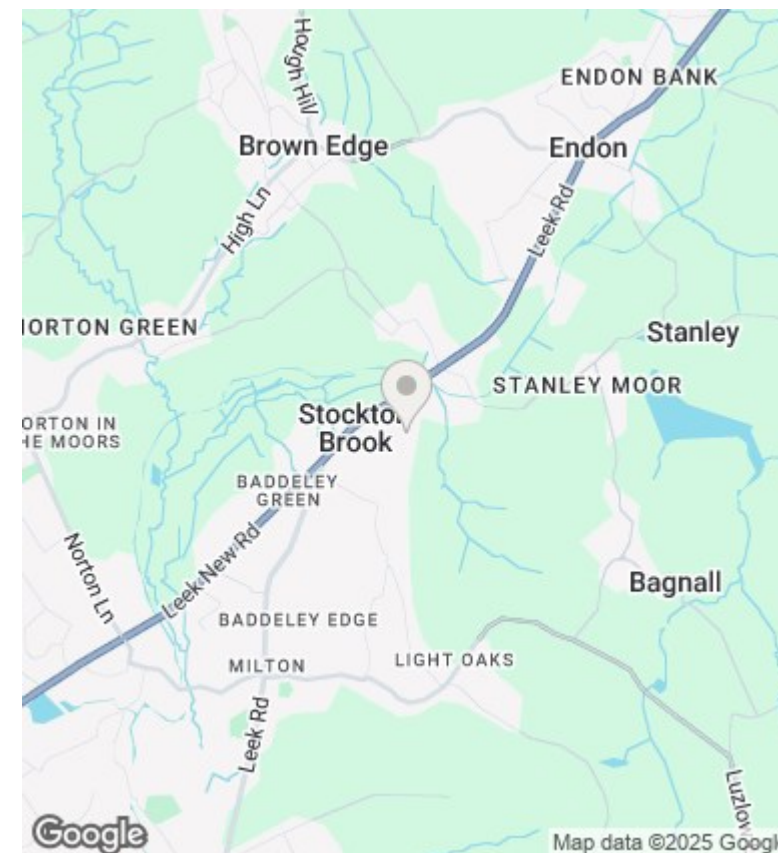
To the side aspect, Indian stone paved patio, mature trees and shrubs.







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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F

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