Greenlea Withington Green

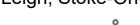## Leigh, Stoke-On-Trent, ST10 4QF

Nestled in the picturesque village of Withington, this characterful cottage offers the perfect blend of rustic charm and modern comfort. Boasting four generously sized double bedrooms, the property provides ample space for family living or entertaining guests. A beautifully appointed four-piece family bathroom adds a touch of luxury. The cottage enjoys a stunning rural setting, backing onto open fields and offering breathtaking agricultural views. The tranquil surroundings create a peaceful retreat, perfect for those who appreciate countryside living.

Externally, the property features a large block-paved driveway, providing ample parking for multiple vehicles, and a detached double garage, ideal for storage or additional workspace. The well-maintained outdoor spaces complement the home's idyllic setting, making it a true gem in the heart of the village.

Withington is located a short distance from Church Leigh, offering a range of local amenities including a primary school, post office, church, and community hall. The property benefits from excellent access to the nearby A50, providing convenient connections to the towns of Uttoxeter, Cheadle, Stone, and Stafford, as well as direct links to both the M1 and M6 motorways.

£425,000

Greenlea Withington Green
Leigh, Stoke-On-Trent, ST10 4QF

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Front Porch

Open Plan Living/Dining Kitchen

Lounge

Rear Porch

Utility & WC

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four
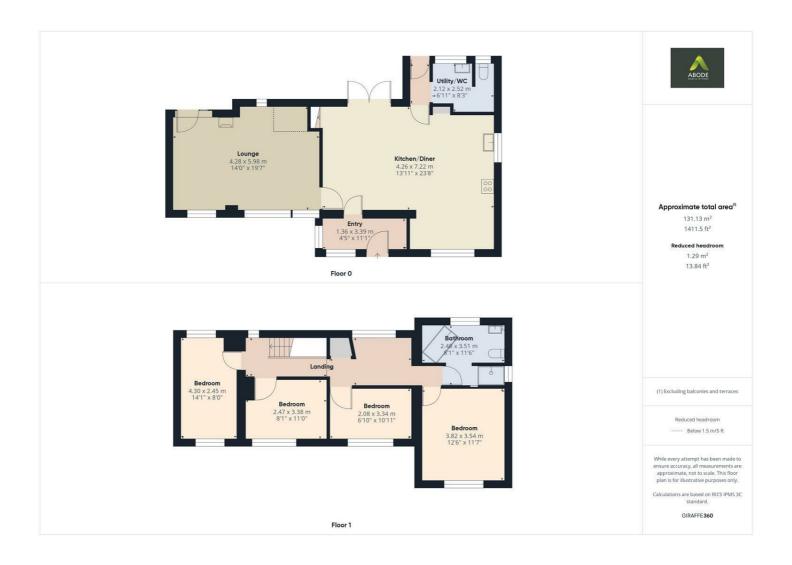
Bathroom

Double Garage

Directions

ABODE
SALES & LETTINGS

Lounge
4.28 x 5.98 m
14'0" x 19'7"

Kitchen/Diner
4.26 x 7.22 m
13'11" x 23'8"

Utility/WC
2.12 x 2.52 m
6'11" x 8'3"

Entry
1.36 x 3.39 m
4'5" x 11'1"

Floor 0

Bedroom
4.30 x 2.45 m
14'1" x 8'0"

Bedroom
2.47 x 3.38 m
8'1" x 11'0"

Bedroom
2.08 x 3.34 m
6'10" x 10'11"

Bedroom
3.82 x 3.54 m
12'6" x 11'7"

Bathroom
2.45 x 3.51 m
8'1" x 11'6"

Landing

Floor 1

ABODE
SALES & LETTINGS

Approximate total area [1]
131.13 m²
1411.5 ft²

Reduced headroom
1.29 m²
13.84 ft²

(1) Excluding balconies and terraces

Reduced headroom
.... Below 1.5 m/5 ft

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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

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