





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.



Front Porch

With two double glazed windows to front and side elevations, tiled flooring throughout, central heating radiator and internal door leading to:

Open Plan Living/Dining Kitchen

With 2xUPVC double glazed windows to rear as two side and front elevations, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite drop edge preparation work surfaces, the focal point being the room being the Range seven ring gas cooker with oven and grill, Belfast ceramic sink with spray mixer tap, wine cooler and space for further freestanding and under the counter white goods, two central heating radiators, TV aerial point and UPVC double glazed French doors leading to the rear patio, internal door leads to:

Lounge

Having 4x UPVC double glazed units to front and rear elevations, UPVC double glazed door leading to the rear patio, the focal point of the room being the cast-iron multi fuel log burning fireplace with tiled hearth and exposed brick backing. The remainder of the room has exposed beam work and trusses to ceiling, carbon monoxide detector, TV aerial point and a central heating radiator, consumer unit and electric meters located to front wall.

Rear Porch

With a UPVC double glazed rear entry door and tiled floor throughout.



Utility & WC

With a UPVC double glazed window to the rear elevation, tile floor throughout, plumbing space for freestanding undercounter white goods, wash hand basin with spray mixer tap and opening leading to the cloak WC with a further UPVC double glazed unit to the rear elevation, low-level WC with continental flush, central heating combination gas boiler and vertically mounted central heating radiator.







Landing

With 2 xUPVC double glazed windows to the rear elevation, two central heating radiators, access to loft space via loft hatch and internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, access to loft space via loft hatch and smoke alarm.

Bedroom Two

With 2x UPVC double glazed windows to front and rear elevations, central heating radiator, access into loft space via loft hatch.

Bedroom Three

With a UPVC double glazed window to the front television, central heating radiator, TV aerial point and telephone point.

Bedroom Four

With a UPVC double glazed window to the front television, panelled flooring throughout and central heating radiator.

Bathroom

With a UPVC double glazed window to the rear elevation and a further unit the side with frosted glass, the bathroom feature is a four piece suite comprising of eye-level WC, wash hand basin with mixer tap, freestanding roll top bath unit with clawed feet and shower head attachment, walk-in shower cubicle with waterfall showerhead and complimentary tiling to both floor and wall coverings, heated towel radiator and extractor fan.

Double Garage

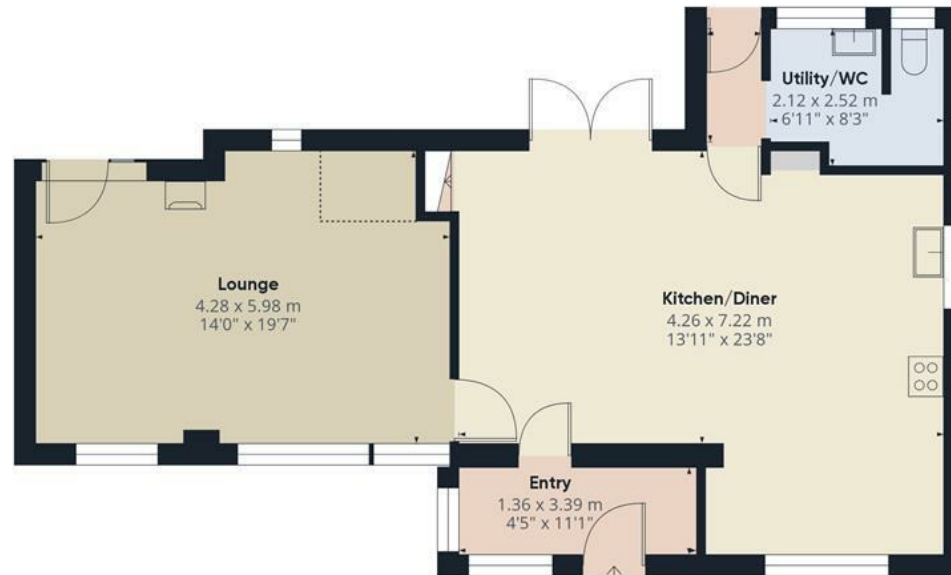
Having an electric up and over door to the front elevation, side entry door and power.











Floor 0

Approximate total area⁽¹⁾

131.13 m²

1411.5 ft²

Reduced headroom

1.29 m²

13.84 ft²



Floor 1

(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.

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Garage
5.23 x 5.22 m
17'1" x 17'1"

Approximate total area⁽¹⁾

26.98 m²

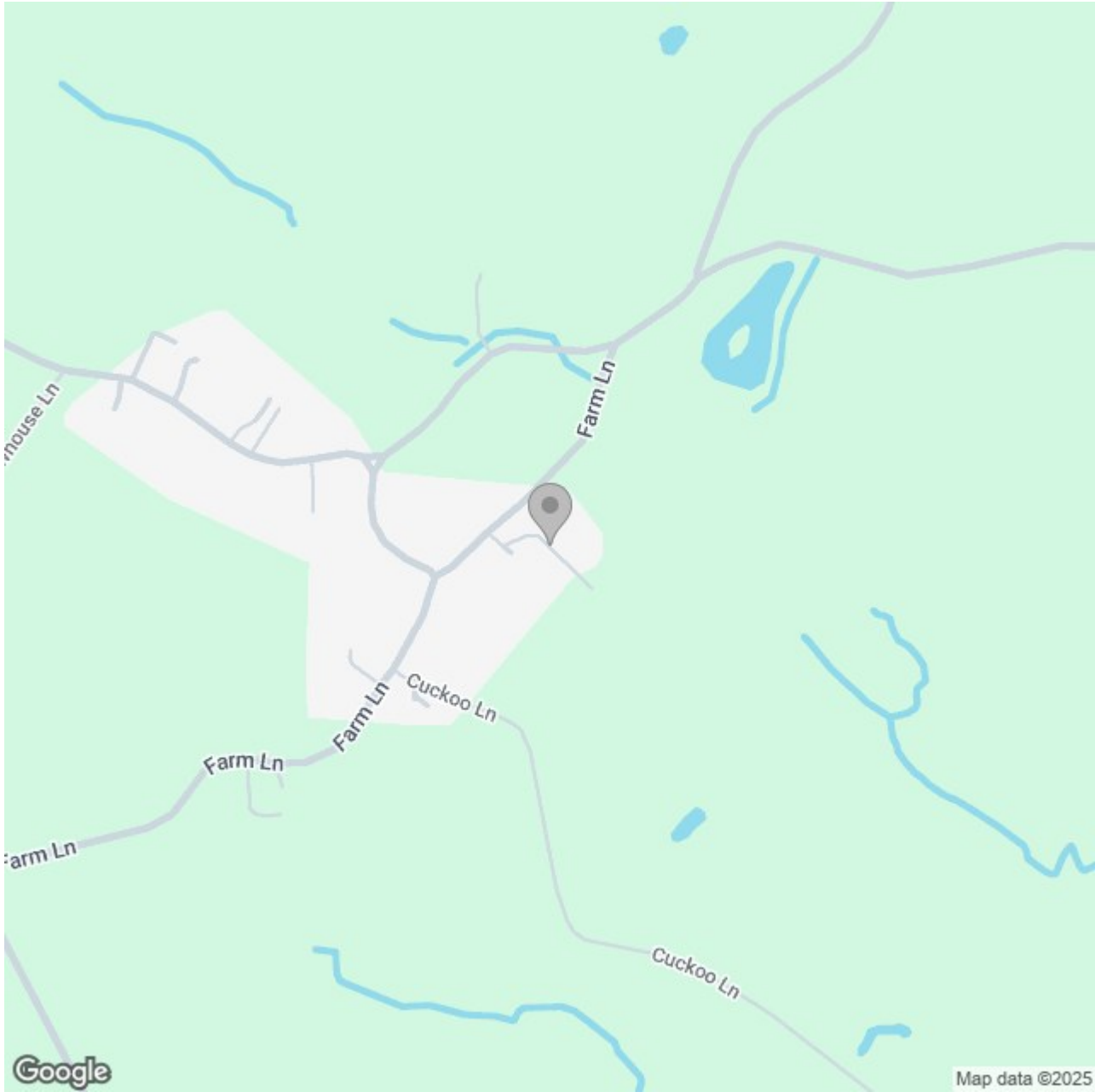
290.41 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(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 