







This impressive rural country house, set within approximately 2.2 acres, occupies a highly desirable location offering peaceful seclusion whilst remaining within easy reach of the nearby villages of Tean, Cheadle, and Uttoxeter. The property benefits from excellent connectivity via the nearby A50 dual carriageway, providing swift access to the M6 and the cities of Stoke-on-Trent and Derby.

Beautifully presented and thoughtfully designed, the home features spacious living accommodation over two floors, landscaped gardens, and grounds suitable for a variety of uses, including leisure or hobby farming. Mature trees and established borders provide a sense of privacy, while a sweeping driveway and attached double garage enhance its appeal.

Offered for sale with no upward chain, this property presents a rare opportunity to acquire a substantial countryside residence in a sought-after rural setting, combining tranquility with exceptional transport links.



## Ground Floor

Upon entry, the property boasts a bespoke hallway with a grand staircase and mezzanine landing. The ground floor comprises four reception rooms: a formal living room, a dining room, a raised sitting room, and an office/study. The remainder of the ground floor features a well-appointed kitchen, two utility rooms, and a cloakroom/WC.

The first reception room enjoys a focal-point fireplace, a bay window to the front, and a television point, offering enviable far-reaching views over the garden frontage and beyond. The raised sitting room, positioned above the garage, benefits from the same panoramic views, with additional windows to the rear and side elevations. French doors open onto a balcony overlooking the rear garden.

The kitchen is fitted with a comprehensive range of matching base and wall-mounted storage units with drop-edge preparation surfaces. Integrated appliances include an oven and grill, electric hob with built-in extractor, and a stainless steel sink and drainer with mixer tap. An Aga serves as a further focal point. From the kitchen, there is access to two utility rooms: the main utility room offers space for freestanding under-counter white goods, a stainless steel sink unit, and additional appliance space.

The formal dining room benefits from views over the rear garden and sliding double doors leading to the rear patio. The study area provides an ideal work-from-home space but could also serve as a playroom. The ground floor is completed by a cloakroom fitted with a low-level WC and pedestal washbasin.







## First Floor

The first floor is accessed via the mezzanine landing, which features double doors leading to a bespoke balcony offering beautiful garden views to the rear.

The principal bedroom, measuring approximately 20 m<sup>2</sup>, is fitted with an extensive range of built-in wardrobes and includes an adjoining en-suite bathroom. The en-suite comprises a four-piece suite with a low-level WC, bath, bidet, his-and-hers sink units, and a chrome heated towel radiator.

The second bedroom also benefits from an en-suite, which includes a refitted shower cubicle with complementary tiled wall coverings, a pedestal washbasin, and a low-level WC.



The spacious third bedroom, positioned to the rear, features a central heating radiator and built-in wardrobes. The family bathroom offers a four-piece suite consisting of a bath, separate shower cubicle, low-level WC, and washbasin, complemented by a Milano chrome heated towel radiator.



## Outside

The property is set within a generous plot on Black Plane, enclosed to the front by a boundary stone wall. A tree-lined, block-paved driveway, flanked by a variety of mature trees, offers a strong sense of privacy and seclusion. The driveway also benefits from a useful turning circle and leads to the attached double garage.

The double garage is fitted with an electric up-and-over door to the front, a WC, and a rear access door. From here, further useful storage spaces can be reached via additional up-and-over double doors. Steps from the rear of the garage lead directly to the rear grounds.

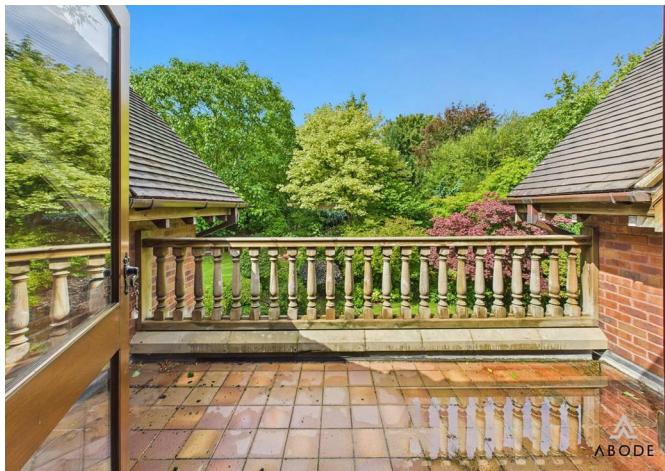
In total, the grounds extend to approximately 2.2 acres, comprising a mixture of formal gardens, a bowling green-style lawn, and an expanse of land that could be utilised for hobby farming or other leisure purposes. The rear garden is particularly attractive, showcasing mature tree lines, established herbaceous borders, and providing a striking view of the bespoke architectural design of the property.

A raised terrace, accessed from the second reception room, offers an ideal space for outdoor entertaining and leads down to a feature pond, enhancing the tranquil setting.

## Services

The property benefits from double-glazed windows throughout and is connected to mains water. Heating is provided via an oil-fired central heating system. Drainage is served by a private septic tank,

Prospective purchasers are advised to make their own enquiries and satisfy themselves regarding the suitability and compliance of all services with their legal adviser or solicitor.

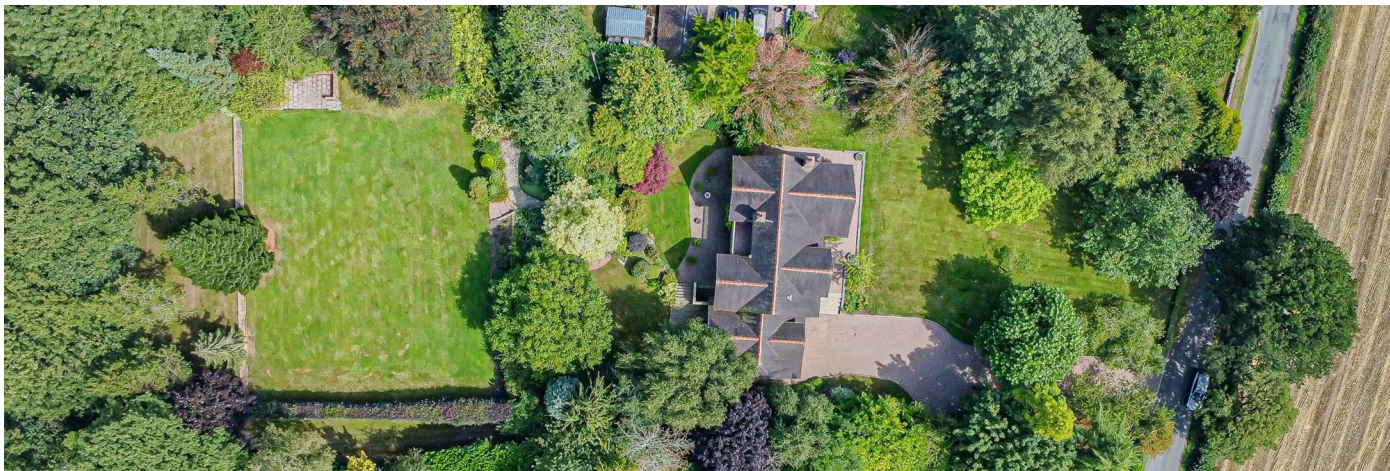




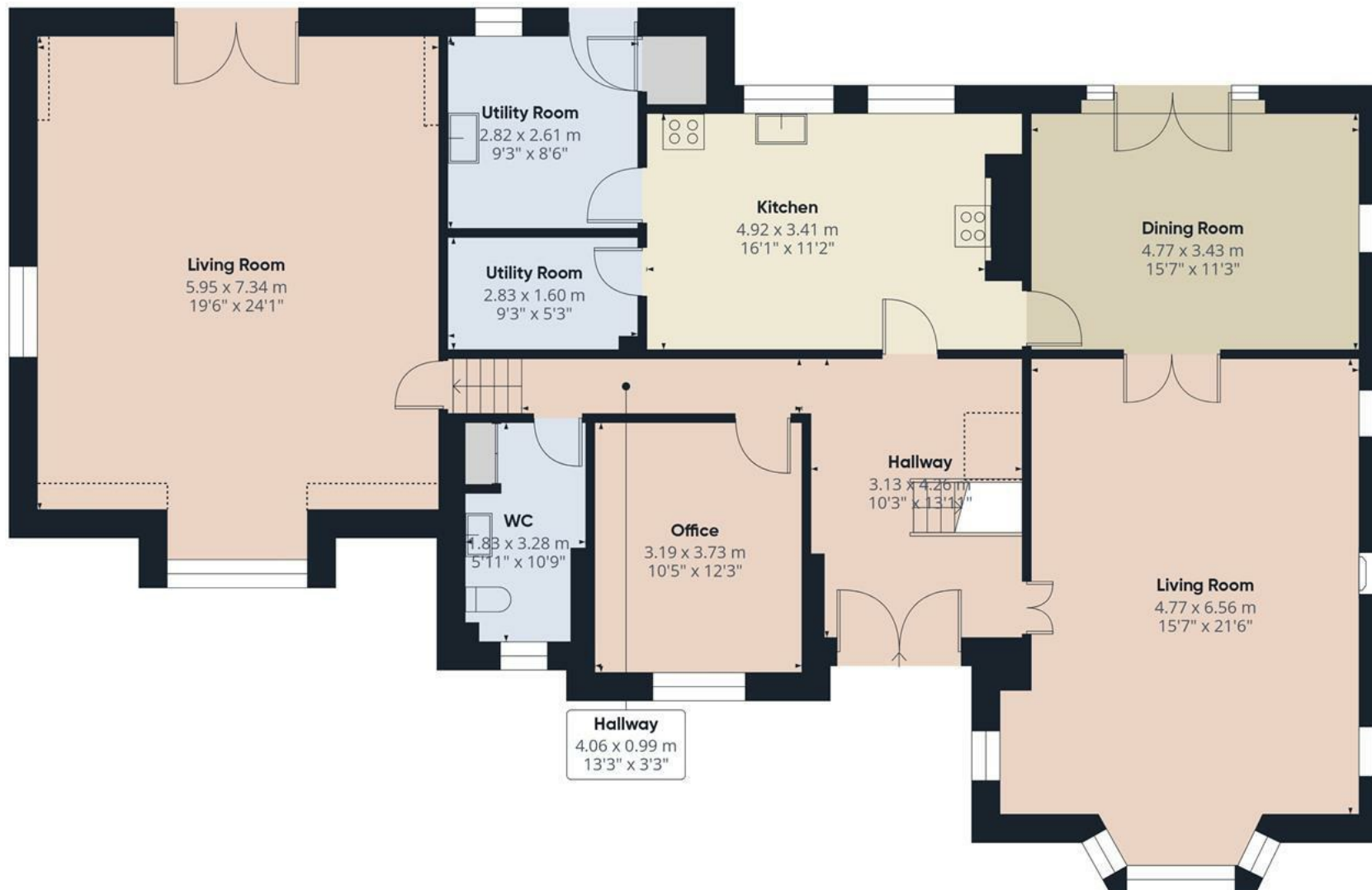












**Approximate total area<sup>(1)</sup>**

164 m<sup>2</sup>

1765 ft<sup>2</sup>

**Reduced headroom**

2.9 m<sup>2</sup>

31 ft<sup>2</sup>

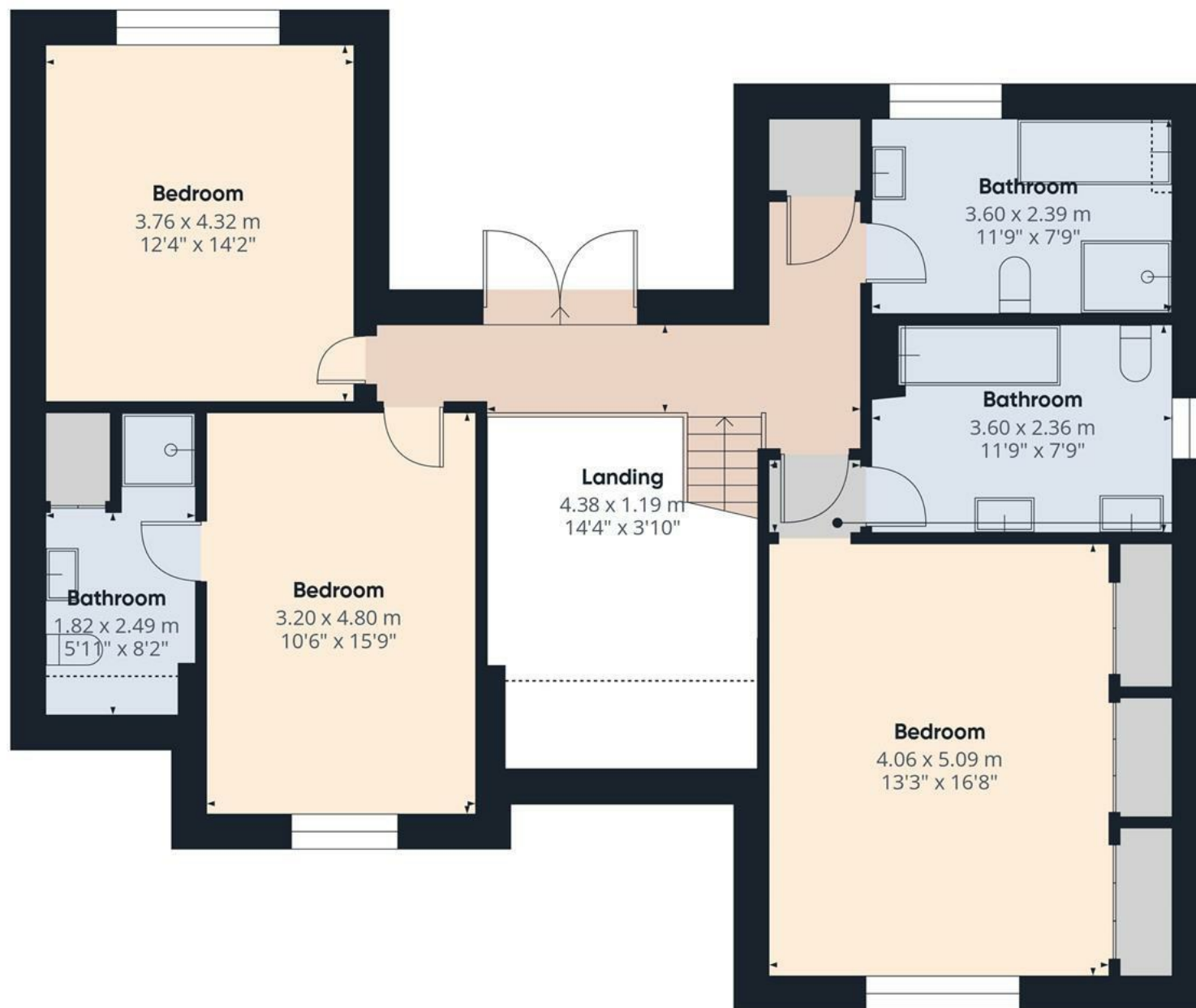
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

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

89.8 m<sup>2</sup>

968 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

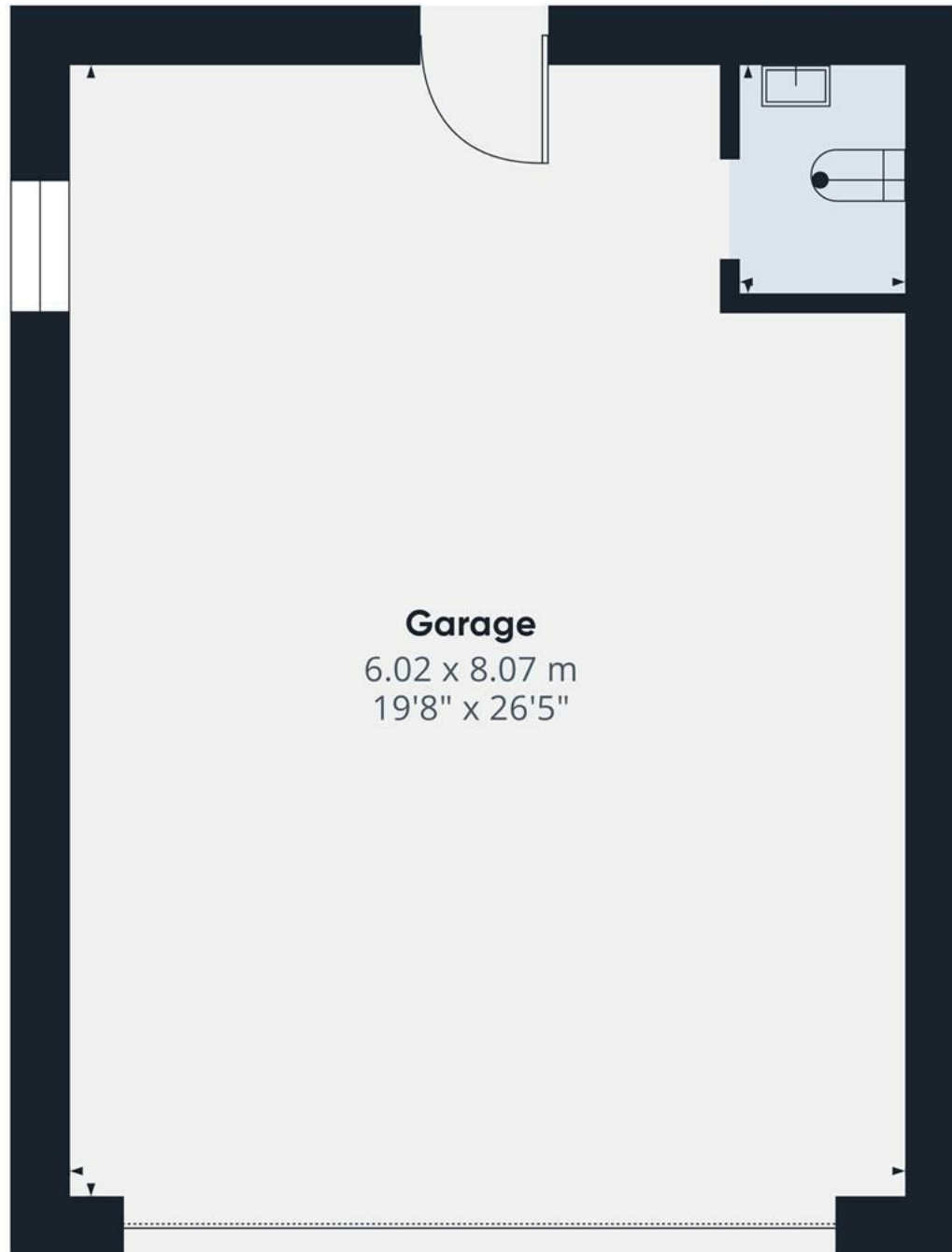
(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**WC**  
1.23 x 1.74 m  
4'0" x 5'8"

**Garage**  
6.02 x 8.07 m  
19'8" x 26'5"

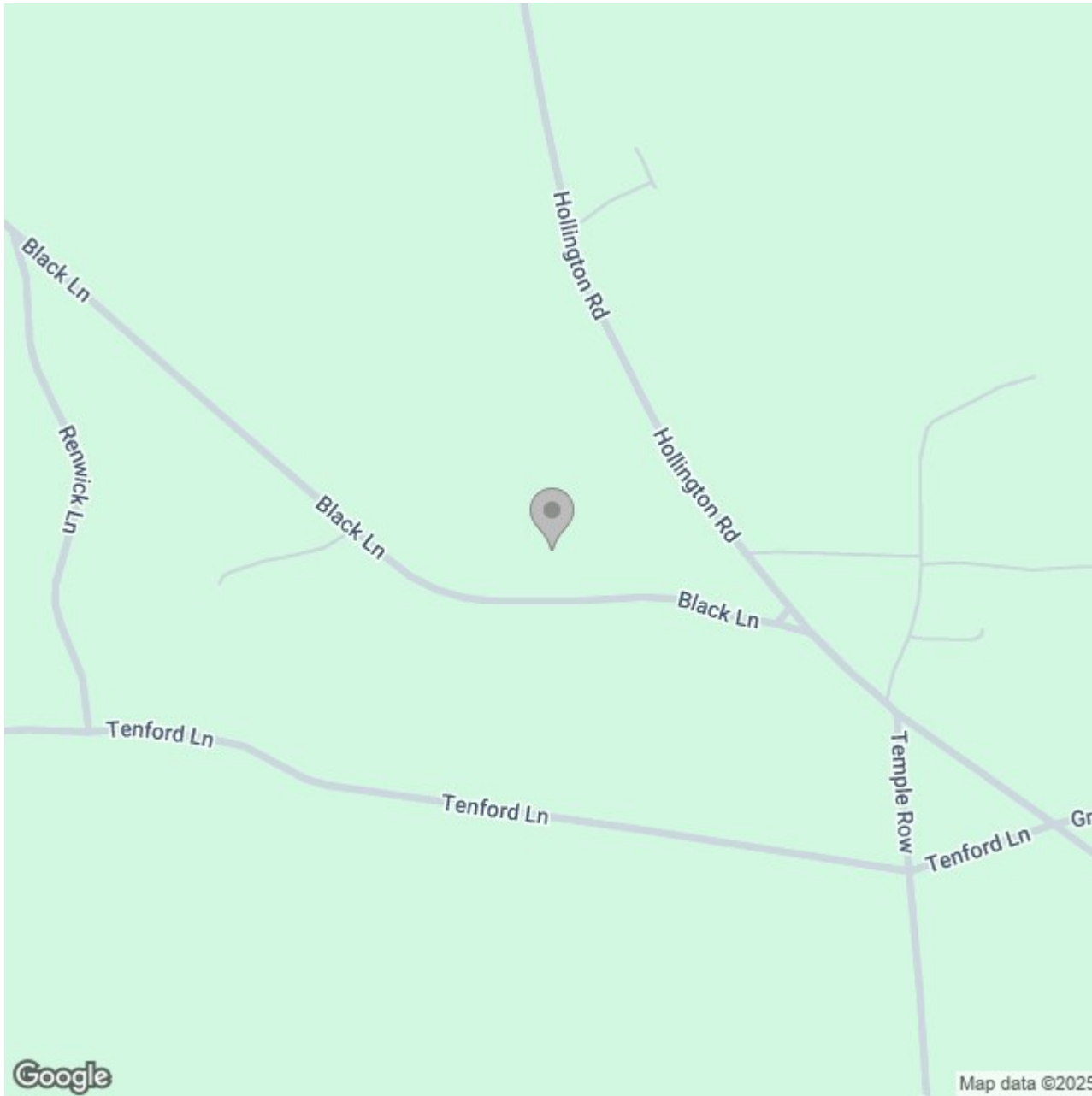
Floor 0

**Approximate total area<sup>(1)</sup>**  
49.1 m<sup>2</sup>  
529 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <div> EU Directive 2002/91/EC  </div>		