



Cheddleton Road, Birchall, Leek, ST13 5QZ.
Offers In The Region Of £799,950

Whittaker ^{Est. 1930}
& Biggs

Cheddleton Road, Birchall, Leek, Staffordshire, ST13 5QZ

Sandy Lodge is a beautifully presented FIVE-bedroom detached family home, which has recently undergone major refurbishment and further development, to create a stunning high specification executive home. This 1923 Arts and Crafts design by Longden and Venables has had a no expense spared approach when undertaking the works, to mention is the addition of the 31ft open plan family/kitchen room, contemporary/high specification kitchen, bathroom, ensuite rooms, electric gates with app control, refitted windows, underfloor heating and much more!

The property is approached via a private road and boasts three reception rooms, grand hallway with parquet flooring, stunning fireplaces throughout the house, exposed brick walls, integral garage, utility, impressive 15ft bedroom one with dressing room and ensuite bathroom. Ensuite to bedroom two, family shower room and extensive gardens to the front, side and rear.

You're welcomed into the property via the hallway with useful cloakroom off. The dining room is located to the front of the property, has a stunning parquet floor, herringbone brick open fireplace and ample room to house an extensive table and chairs. To the rear is a sitting room, having box bay window, parquet flooring and feature fireplace. Entering the family room/kitchen is breathtaking, this vast space is light and airy, having glazed pod, underfloor heating, wood burning stove within an exposed brick fireplace and fitted display and storage units with wine chiller. The kitchen has a vast range of two-tone units, quartz worksurfaces/upstands, with high specification appliances which includes a Neff fan assisted oven, Neff microwave combination grill, Neff induction hob with surface mounted extractor, Bosch integral dishwasher, full height integral fridge, full height integral freezer, dual Belfast sink with satin finished tap, breakfast island, patio doors to the rear and underfloor heating. The integral garage is accessed from the kitchen, this has a bi-fold door located to the front, power, light and access to the utility. The utility has a built-in cupboard, housing the Worcester gas fired boiler, immersion heated tank and a further area which contains a worksurface with space and plumbing for a washing machine/dryer and access to the rear garden.

To the first floor is a spacious landing with five well proportioned bedrooms, shower room and WC. Bedroom one incorporates a dressing room with part underfloor heating and through to a ensuite bathroom. The ensuite bathroom has a free-standing bath with integral chrome fitment, heritage washstand with art deco style fittings, heated towel rail, low level WC, corner shower with niche and mirror with light. Bedroom two also has access to a modern ensuite shower room with underfloor heating and heated towel rail and a further family shower room is located across the landing, with separate WC.

Externally to the frontage is a gravel driveway with electric app controlled gated access. A substantial garden laid to lawn is located to the front, having well stocked borders, hedged boundaries and a further lawned garden to the side, having pond with fountain. An Indian stone patio starts from the front of the property and continues to the side, then rear, with courtesy lighting. The rear garden is laid to lawn, well stocked with hedged boundary for privacy. The gardens are complimented by all garden lighting which brings a magical feel to the gardens in the evening.

A viewing is highly recommended to appreciate this homes high specification, vast accommodation, large private plot, desirable location and much more!



Entrance Hallway

Composite double glazed feature door to the front elevation, parquet flooring, traditional style wall mounted radiator, UPVC double glazed window to the front elevation with plantation shutter, staircase to the first floor, exposed brick, wood beams, access to Cloakroom.

Cloakroom

Exposed brick walls, traditional style radiator, vanity sink unit, UPVC double glazed window to the side elevation with plantation shutter, traditional style toilet with pull flush, exposed copper pipes.

Dining Room 14' 11" x 13' 11" (4.55m x 4.24m)

Parquet flooring, UPVC double glazed window to the front and side elevation, traditional style radiator, Inglenook fireplace with Herringbone decorative brick surround, tiled hearth, wood mantle.

Sitting Room 16' 9" x 15' 11" (5.11m x 4.86m) max measurements

Parquet flooring, two floor mounted traditional style radiators, UPVC double glazed window to the rear elevation, double glazed bay window to the front elevation, fireplace with tiled hearth, surround and wood mantle.

Family Room/Kitchen 31' 5" x 22' 4" (9.57m x 6.81m) max measurements

Family Room: Built in display cupboards and storage, double wine cooler, tiled flooring with underfloor heating, UPVC double glazed window to either side elevations, Bi-fold double glazed doors to the rear elevation, glazed pod, inset downlights, exposed Herringbone brick fireplace with brick surround, tiled hearth housing wood burning stove.

Kitchen: Range of fitted units to the base and eye level, two tone cupboards, built in cupboards, Belfast ceramic double sink unit with Satin gold tap, Bosch integral dishwasher, Neff hide and slide fan assisted oven, Neff combination Microwave/grill, warming drawer, full length integral Smeg freezer, full length integral Bosch fridge, breakfast island with Quartz worksurfaces, upstands and window sills, Neff induction hob, Elica extractor, UPVC double glazed patio doors to the rear elevation, inset downlights, UPVC double glazed window to the front elevation, access to the Integral Garage, underfloor heating.

Integral Garage 25' 5" x 10' 2" (7.74m x 3.10m)

Bi folding doors to the front elevation, power and light connected, wood single glazed window to the side elevation, gardener's toilet with external access.

Utility & Boot Room 11' 8" x 10' 2" (3.56m x 3.10m) max measurements

Traditional style radiator, wood glazed window to the side elevation, built in cupboard housing Worcester gas fired boiler and immersion heated cylinder, wood door to the side elevation, worksurface, space with plumbing for a washing machine, space for dryer.

First Floor

Landing

Wall mounted traditional radiator, UPVC double glazed window to the side elevation with plantation shutter.

WC

Lower level WC, partly tiled, traditional style radiator, wall mounted sink unit

Shower Room 6' 0" x 5' 5" (1.83m x 1.65m)

Double shower enclosure, niche, chrome fitment, anthracite wall mounted towel rail, wall mounted sink with drawers, chrome mixer tap, tiled, inset downlights, extractor fan.

Bedroom One 15' 3" x 14' 2" (4.66m x 4.31m)

Upvc double glazed window to the front and side, plantation shutters, traditional style radiator, brick feature fireplace, tiled surround, wood mantle, access to the walk-in wardrobe room and ensuite bathroom.

Walk In Wardrobe 14' 11" x 5' 10" (4.55m x 1.79m) max measurements

Inset downlights, underfloor heating to part, access to ensuite bathroom.

Ensuite Bathroom 8' 2" x 5' 11" (2.50m x 1.81m)

Free standing bath, integral tap, low level WC, walk in shower enclosure with chrome fitment, heritage washstand with art deco style fittings, Upvc double glazed window to the side elevation, tiled, extractor, inset downlights, underfloor heating, chrome heated ladder radiator, niche.



Bedroom Two 12' 4" x 10' 2" (3.76m x 3.09m)

Traditional style radiator, Upvc double glazed window to the rear, brick feature fireplace with cast iron fire, wood mantle.

Ensuite 7' 3" x 3' 3" (2.21m x 0.99m)

Underfloor heating, low level WC, chrome heated ladder radiator, wall mounted sink with drawers beneath, chrome mixer tap, walk in shower, chrome fitment, mirror with light, inset downlights, extractor fan, heated towel rail.

Bedroom Three 12' 8" x 10' 1" (3.86m x 3.07m)

Traditional style radiator, Upvc double glazed window to the rear.

Bedroom Four 11' 7" x 10' 6" (3.52m x 3.21m) max measurements

Traditional style radiator, Upvc double glazed window to the front, plantation shutter.

Bedroom Five 9' 11" x 6' 1" (3.03m x 1.86m)

Upvc double glazed window to the rear, radiator.

Externally

To the front a gated access with pillars, electric gates with app controlled intercom system, area laid to lawn, well stocked borders, hedged boundaries, access to the garage, outside water tap, courtesy lighting, Indian stone patio.

To the side, continuation of Indian stone patio, lawn, pond with mountain.

To the rear Indian stone patio, courtesy lighting, lawn with well stocked borders, fenced boundary, circular patio, garden lighting.

Note:

Council Tax Band: F

EPC Rating: TBC

Tenure: believed to be Freehold



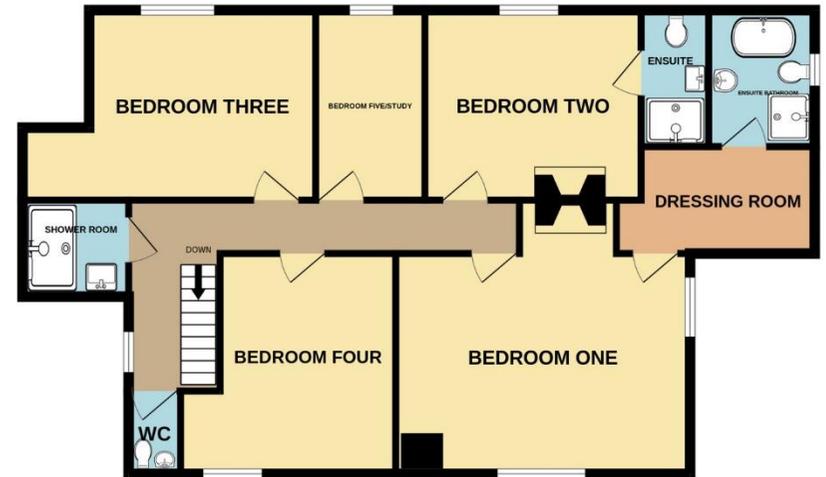




GROUND FLOOR



1ST FLOOR



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

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and take the left hand turning adjacent to the Birchall Golf Course entrance. Continue along this private road and Sandy Lodge is the third property located on the right-hand side.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.

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