





This impressive and spacious four bedroom home enjoys a truly idyllic position, surrounded by open countryside and boasting stunning views across the surrounding fields.

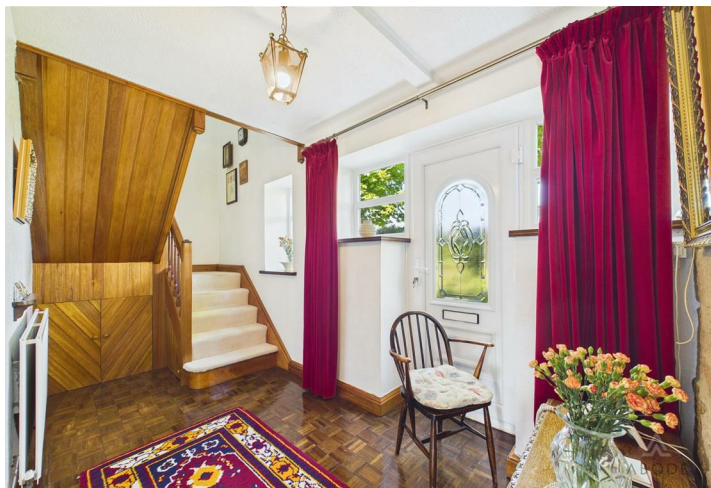
Set within a generous plot, the property offers extensive outdoor space including a large lawned garden, a well-established vegetable patch, and a patio area- perfect for relaxing or entertaining. There is also a detached double garage, solar panels and ample off-road parking for multiple vehicles.

Located in a highly sought-after rural setting in Hollington, the property provides access to an abundance of scenic walks whilst still being within easy reach of the village of Tean, which offers a range of local shops, well-regarded primary schools, and everyday amenities. The nearby towns of Cheadle and Uttoxeter are just a short drive away, providing a wider selection of facilities, along with convenient access to the A50 for commuting further afield.

Internally, the home is well presented throughout and retains a wealth of character features, offering both charm and practicality. The ground floor briefly comprises;- an entrance porch, welcoming hallway, kitchen/diner, utility room, WC, living room, dining room, study, and conservatory. To the first floor, there are four well-proportioned double bedrooms, two of which benefit from ensuite facilities, along with a family bathroom.

Properties in such a desirable setting rarely come to the market, and early viewing is highly recommended to fully appreciate all that is on offer.

What3words: ///humid.archduke.mental



Entrance Porch

Door leading into from the side, UPVC double glazed windows to the front and rear elevations, tiled flooring.

Hallway

Tiled flooring, storage cupboard housing the boiler.

Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker, grill and hob with extractor hood above. Space for an under counter fridge freezer, tiled flooring and walls, beams, UPVC double glazed windows to the front and side elevations, central heating radiator and ample space for a dining table and chairs.

Utility Room

Base level units with complimentary worktops, two bowl stainless steel sink, space and plumbing for a washing machine and tumble dryer, central heating radiator, tiled flooring and walls, UPVC double glazed window to the rear elevation.

Hallway

Wooden parquet flooring, UPVC double glazed windows to the rear elevation and door leading into from outside, central heating radiator, stairs leading up to the first floor and under stairs storage cupboard.

WC

WC and wash hand basin, central heating radiator, UPVC double glazed window to the rear elevation, tiled walls and wooden parquet flooring.



Living Room

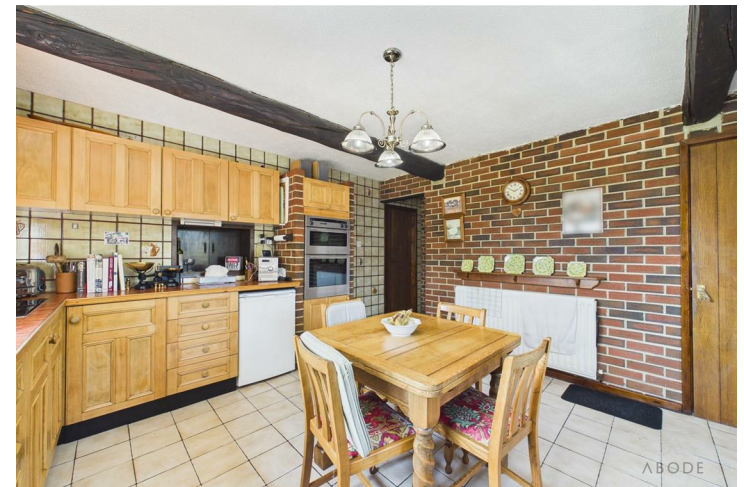
UPVC double glazed windows to the front and side elevations, two central heating radiators, feature fireplace with multi fuel burner, beams.

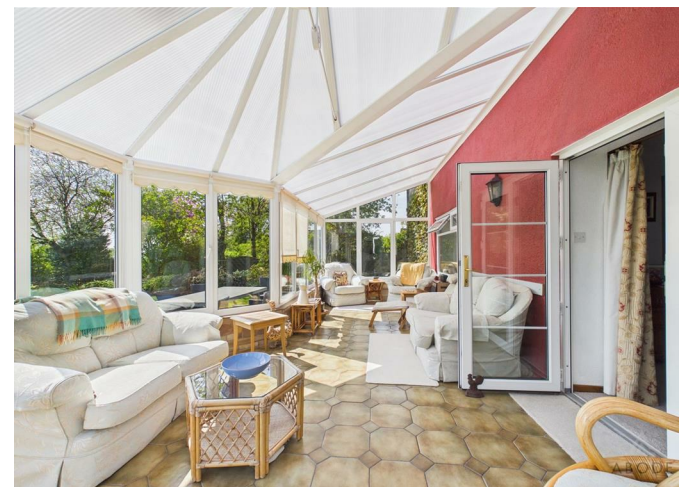
Dining Room

Central heating radiator, beams, UPVC double glazed patio doors leading into the conservatory.

Office

UPVC double glazed window to the front elevation, central heating radiator.







Conservatory

Tiled flooring, UPVC double glazed windows surrounding and patio doors leading out into the garden.

Landing

UPVC double glazed window to the rear elevation, central heating radiator, loft access and airing cupboard.

Master Bedroom

UPVC double glazed windows to the front and side elevations, central heating radiator, built in wardrobes, drawers and dressing table.



Ensuite

Shower cubicle and wash hand basin with cupboard below, drawers and shelving. Central heating radiator and UPVC double glazed window to the rear elevation.

Bedroom

UPVC double glazed windows to the front and side elevations, two central heating radiators.

Ensuite

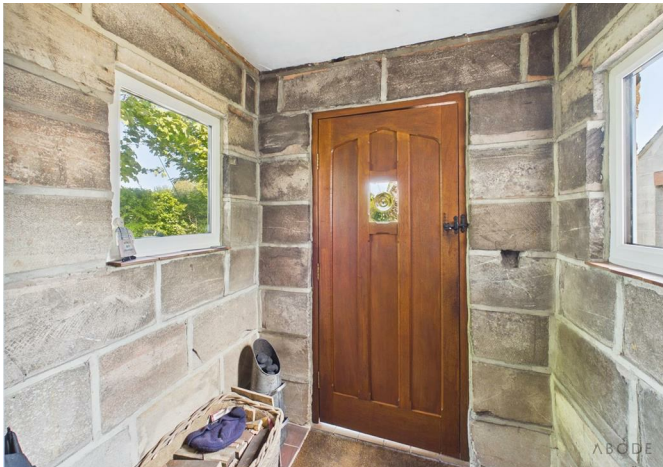
WC, wash hand basin and shower cubicle with glass shower screen, tiled flooring and walls, towel radiator and spot lighting.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, dressing table and bedside tables.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, dressing table and bedside tables.



Bathroom

WC, wash hand basin, bath and shower cubicle. Panelling, UPVC double glazed window to the rear elevation, central heating radiator and tiled walls.

Garage

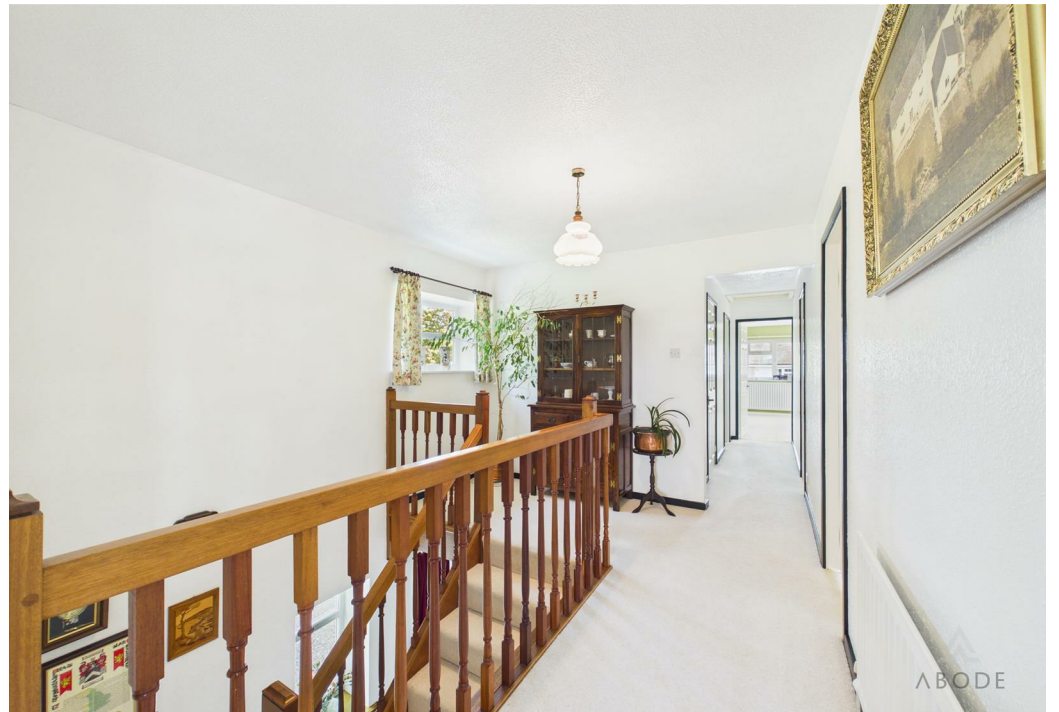
Up and over door to the front, overhead storage, UPVC double glazed window to the rear elevation and personal door leading in from the side. Power and lighting and side storage room.

Outside

The property is set within a sizeable plot, comprising of a large lawned area, well established vegetable patch and patio area. The driveway allows access to the detached double garage, which also boasts its own storage room. The garden enjoys an open outlook over surrounding countryside, and features mature borders, trees and an outside water tap.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

236.1 m²

2542 ft²

Reduced headroom

0.3 m²

4 ft²

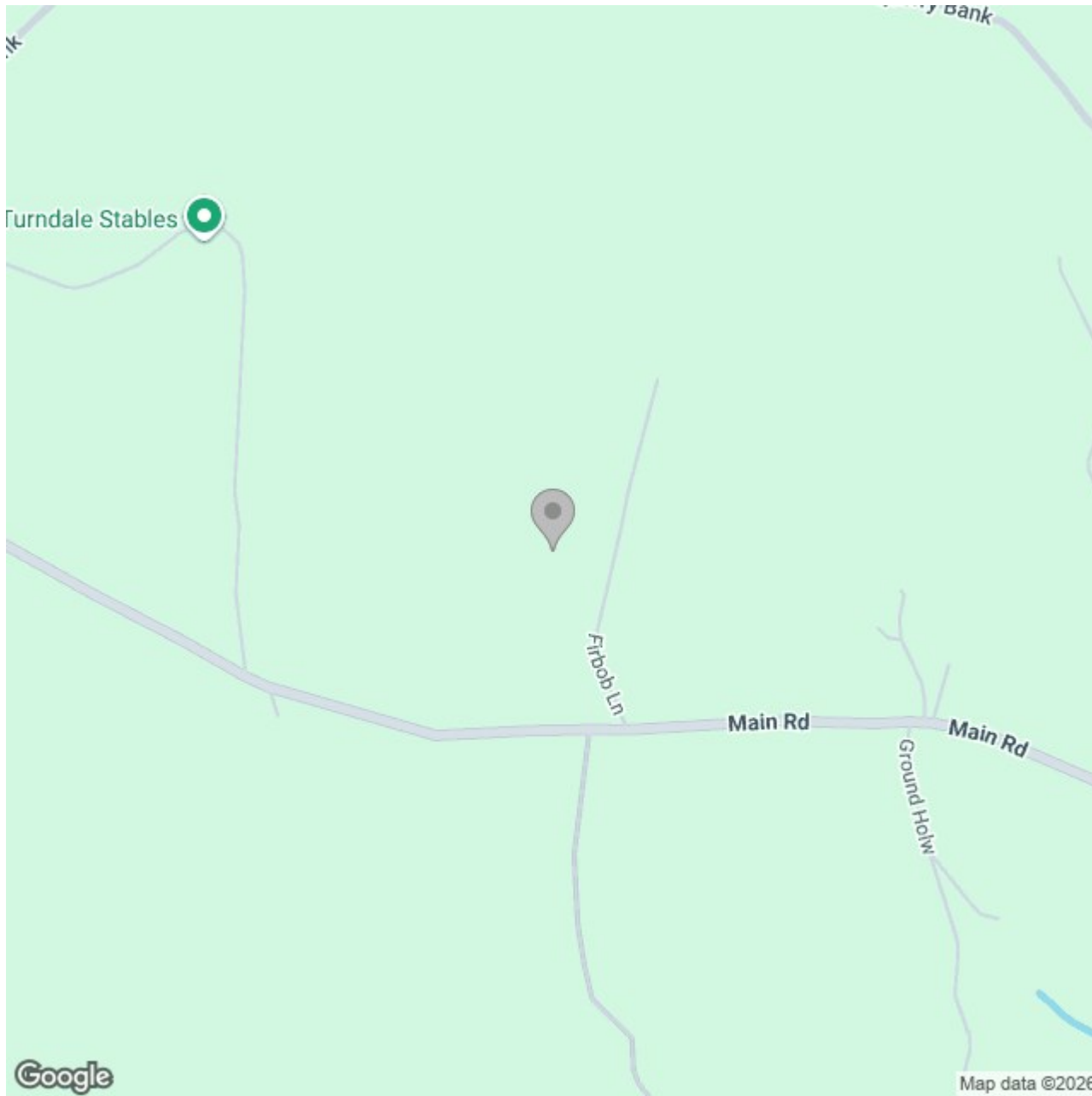
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	