



Southview Hulme Lane, Werrington, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £550,000

- Detached family home in a sought-after rural setting
- Four well-proportioned bedrooms, ideal for modern family living
- Triple garage providing extensive parking, storage, or workshop space
- Peaceful location offering the perfect balance of rural living and convenient access to local amenities
- Stunning uninterrupted countryside views from the property
- Principal bedroom with a private en-suite bathroom
- Generous and versatile accommodation arranged over two floors
- Spacious kitchen featuring a central island and characterful exposed ceiling beams
- Wealth of original features retained throughout, adding charm and character
- Beautiful blend of character and modern-day practicality

Southview Hulme Lane, Stoke-On-Trent ST9 0DE

Whittaker & Biggs would like to welcome you to Southview, occupying a sought-after position within the popular village of Werrington and offering an exceptional lifestyle opportunity, combining the tranquillity of countryside living with the convenience of excellent local amenities and transport links. Surrounded by the stunning Staffordshire Moorlands, the property enjoys easy access to scenic walks, cycling routes and a wealth of outdoor pursuits, making it ideal for those who appreciate an active lifestyle and the beauty of the natural environment.

Werrington is well regarded for its strong sense of community, offering a range of everyday amenities including shops, cafés, pubs, healthcare facilities and highly respected schools. The village provides a welcoming atmosphere that appeals to families, professionals and retirees alike, creating the perfect balance between rural charm and modern convenience.



Council Tax Band: F



Location

Southview enjoys an enviable position on Hulme Lane in the sought-after village of Werrington. The property benefits from a peaceful setting whilst remaining conveniently placed for everyday amenities, highly regarded schools and excellent transport links to Stoke-on-Trent, Leek and the wider Staffordshire Moorlands. Surrounded by attractive countryside and with easy access to walking routes, local reservoirs and the Peak District National Park, Werrington offers the perfect balance of village living and modern convenience. The area remains popular with families and professionals seeking a welcoming community, excellent schooling and a superb quality of life.

Ground Floor

Entrance Porch

4'4" x 4'2"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, storage cupboard, electric radiator, inset ceiling spotlights.

Kitchen/Breakfast Room

18'9" x 14'1"

UPVC double glazed door to the frontage, 2 x UPVC double glazed window to the rear, UPVC double glazed window to the frontage, range of units to the base and eye level, island unit, solid oak worktops, Belling extractor hood, Belling range oven, integral Neff dishwasher, ceramic undermount sink, chrome mixer tap, integral fridge freezer, purpose built storage and plumbing for concealed washing machine and tumble dryer, ceiling spotlights, original beams, radiator.

Snug

14'6" x 8'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights, original beams.

Dining Room

19'9" x 14'1" Max measurement

UPVC double glazed door to the frontage, 2 x UPVC double glazed windows to the frontage, stairs to the first floor, multi fuel log burner, tiled hearth, brick surround, wood lintel, WC off. -

WC

4'10" x 4'7"

Low level corner WC, vanity stone wash hand basin, chrome mixer tap, extractor fan.

Sitting Room

20'11" x 14'3"

2 x UPVC double glazed windows to the rear, 2 x radiators, understairs storage, multi fuel log burner, tiled hearth, oak glazed double to the drawing room.

Drawing Room

16'1" x 13'9"

UPVC double glazed French doors to the side aspect, 2 x UPVC double glazed sidelight windows, multi fuel fire, Art Deco style cast iron surround, built in storage cupboards, radiator.

First Floor

Landing

Loft access, inset ceiling spotlights, original beams.

Bedroom One

13'1" x 10'9"

UPVC double glazed window to the side aspect, radiator, original beams, en-suite.

En-suite

9'8" x 5'3"

Velux skylight, free standing roll top slipper bath, chrome telephone style mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin, vintage style radiator, inset ceiling spotlights, extractor fan, part tiled.

Bedroom Two

16'0" x 12'3" Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, built in wardrobes, eaves storage, radiator, inset ceiling spotlights, original beams.

Shower Room

11'0" x 4'5"

UPVC double glazed window to the frontage, shower enclosure, chrome rainfall shower head, wall mounted chrome telephone style mixer tap, chrome handheld shower attachment, low

level WC, vanity wash hand basin, chrome mixer tap, fully tiled, inset ceiling spotlights, extractor fan.

Bedroom Three

14'4" x 7'11"

UPVC double glazed window to the frontage, radiator.

Bedroom Four / Dressing Room

11'0" x 6'3"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, block paved driveway, mature trees, fence boundary, rural views.

To the side, area laid to lawn, area laid to gravel, fence boundary, rural views, triple garage, oil tank.

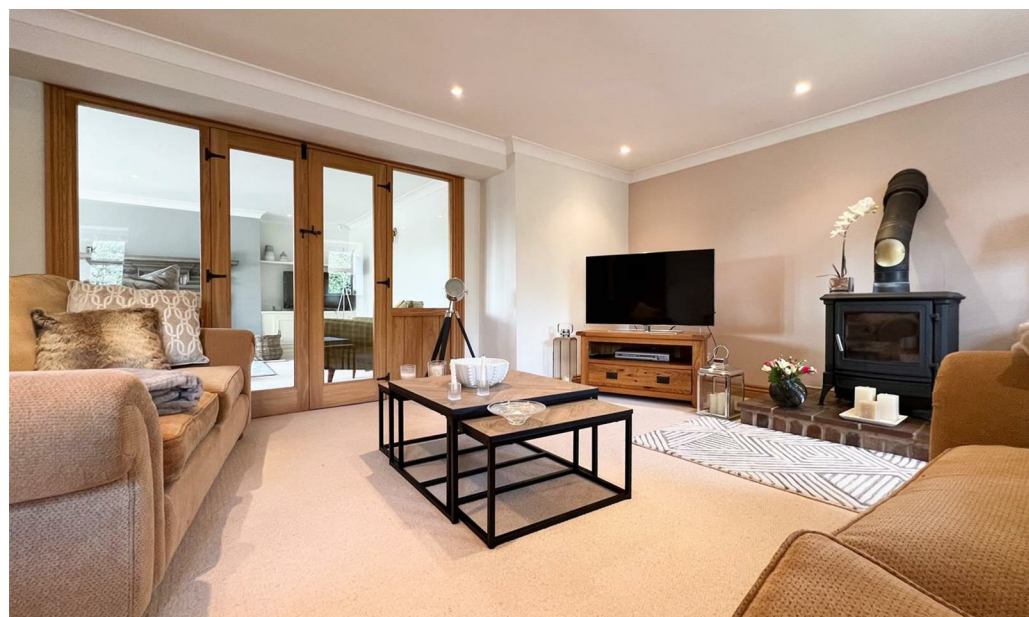
To the rear, area laid to gravel, fence and hedge boundary.

Garage

Triple garage, power and light, wooden doors.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

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, offices proceed to the roundabout turning right into Haywood Street. Proceed to the traffic lights turning left onto the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook, Cheddleton and Wetley Rocks. Upon reaching the Cellarhead traffic lights, turn right into the A52

Photo Editing Disclaimer:

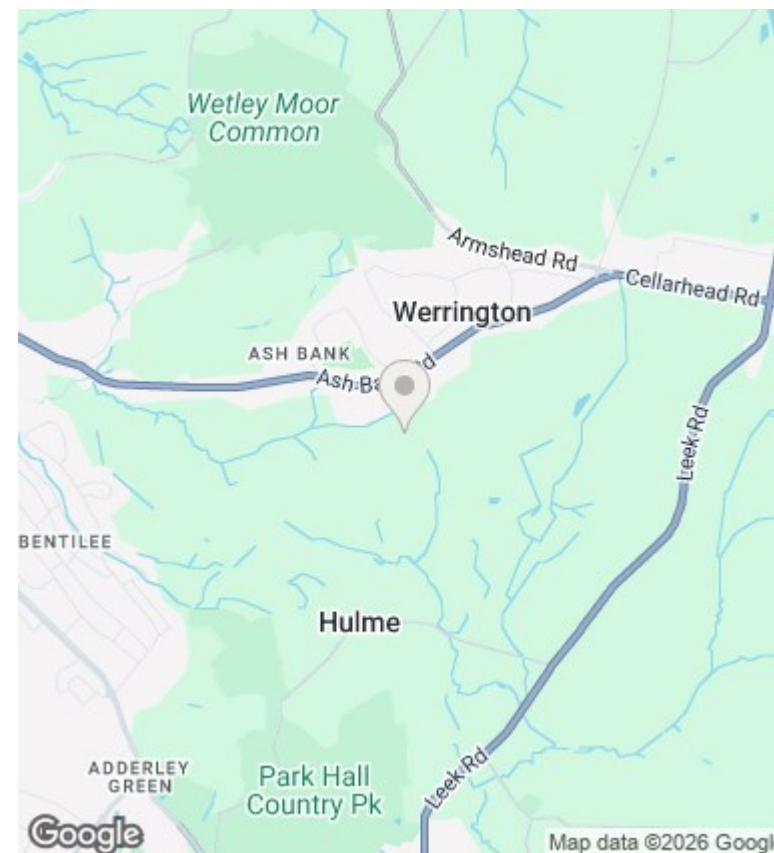
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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 