



**Orchard Cottage Eaves Lane, Cheadle, Staffordshire ST10
1TL**

Price guide £595,000



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

This detached dormer bungalow occupies a private setting on the outskirts of Cheadle Town Centre, combining convenience with a sense of seclusion. Positioned on a larger-than-average plot, enhanced by the recent acquisition of an additional parcel of land to the side, the property presents an ideal home for a growing family seeking both space and versatility. The welcoming reception hall leads into a generously sized lounge, complete with a charming brick inglenook fireplace and multifuel burner. A brick and UPVC conservatory extends the living space, while the kitchen is fitted with stylish cream shaker units offering a country cottage feel. Additional ground-floor accommodation includes a sitting room, dining room, practical utility, and guest cloakroom. An inner passageway gives access to the master bedroom, which enjoys the benefit of a private en-suite bathroom. From the reception hall, a staircase rises to a striking galleried landing, leading to four further bedrooms. Bedroom two and bedroom three each feature en-suite facilities, while bedroom four also benefits from an en-suite and connects to bedroom five, offering flexibility as a nursery, dressing room, or home office. Externally, the property provides extensive parking via a sweeping driveway and large forecourt. Several paved patio areas create inviting spaces for outdoor dining and relaxation, with steps leading down to a charming stream. The substantial side garden, made possible by the additional land, offers a rare opportunity for families or keen gardeners to enjoy a truly generous outdoor environment. The location further enhances the property's appeal, being within walking distance of Cheadle Town Centre, the popular Master Potter pub and restaurant, and a local convenience store just around the corner. With NO UPPER CHAIN



The Accommodation Comprises

Entrance Hall

13'9" x 10'6" (4.19m x 3.20m)

A striking welcome is provided by the spacious reception hall, entered via an attractive woodgrain uPVC double door inset with a beautiful stained glass window featuring a kingfisher motif, complemented by a matching side privacy panel. The impressive hallway boasts a natural stone tiled floor, with a Velux window and elegant chandelier overhead allowing light to cascade into the space. A staircase rises to the first floor, with doors leading through to the principal reception rooms, creating an inviting flow throughout the ground floor.

Lounge

14'2" x 20'1" (4.32m x 6.12m)

Step into a warm and inviting traditional lounge, full of character. Featuring a striking brick Inglenook fireplace with a multi-fuel burner as its centre piece, this cosy space is perfect for relaxing evenings or entertaining guests. The room is enhanced by modern spotlights, radiators, and double-glazed windows. Elegant double patio doors open seamlessly into the conservatory, flooding the space with natural light and creating a wonderful flow between indoors and out.

Conservatory

12'6" x 10'2" (3.81m x 3.10m)

A bright and airy space which boasts large UPVC double-glazed windows, offering stunning views of the landscaped garden and allowing natural light to pour in throughout the day. Double-glazed doors provide seamless access to the peaceful, private outdoor surroundings, perfect for enjoying morning coffee or evening relaxation. Finished with a sleek tiled floor, this versatile room is ideal as a sunroom, dining area, or tranquil reading nook.

Kitchen

14'11" x 13'9" (4.55m x 4.19m)

Blending timeless charm with contemporary style, this beautifully designed kitchen features an array of elegant cream shaker-style units, both high and low level, complemented by a central island – ideal for casual dining, meal prep, and entertaining guests. Stylish wooden worktops and coordinated tiled splash backs add warmth and character, while a classic Belfast sink brings a touch of rustic elegance to the space. Fully equipped with integrated appliances, including a dishwasher, fridge, built-in double oven, induction hob, and a sleek stainless steel extractor hood, the kitchen combines practicality with style. The space is beautifully finished with a modern tiled floor, spot lighting, and a radiator making this a truly functional yet stylish heart of the home.

Sitting Room

16'5" x 9'5" (5.00m x 2.87m)

Adjoining the main kitchen is a bright and welcoming family area, ideal for relaxing, unwinding, or spending quality time with loved ones while meals are being prepared. Double doors lead directly to the outdoor space, creating a seamless flow between indoor and outdoor living – perfect for summer entertaining. The room is beautifully finished with a modern tiled floor having under floor heating.

Utility Room

11'4" x 8'11" (3.45m x 2.72m)

This thoughtfully designed utility space combines functionality with charm, featuring high-level cream shaker units and wooden worktops for additional storage and workspace. A classic Belfast sink is complemented by glossy tiled splash backs, adding both style and practicality. With plumbing and space for a washing machine, room for a tumble dryer, and even space for a compact fridge freezer, this area is perfectly equipped for everyday household needs. Finished with a durable tiled floor and a rear entrance door, it's the ideal blend of convenience and classic design.

Cloakroom

3'2" x 5'5" (0.97m x 1.65m)

Perfectly positioned for guests and everyday use, this contemporary cloakroom features a modern wash hand basin with sleek vanity unit, providing both style and practical storage. A low-flush WC, part-tiled walls, and a coordinating tiled floor complete the space, creating a clean and polished finish with low maintenance in mind.

Dining room

12'6" x 13'5" (3.81m x 4.09m)

This welcoming dining space is ideal for both everyday meals and special occasions. Featuring a large double-glazed window that fills the room with natural light, inset spot lighting for a modern touch, and a radiator to ensure comfort all year round, it's a stylish and functional space ready to host family and friends

Inner passage leads to

Master Bedroom

13'7" x 13'3" (4.14m x 4.04m)

This spacious master bedroom offers both comfort and style, featuring full-length built-in wardrobes that provide ample storage while maintaining a sleek, uncluttered look. A large double-glazed window fills the room with natural light, while spot lighting adds a modern touch. Finished with a radiator for year-round warmth, this serene space is the perfect place to unwind.

En suite Bathroom

12'7" x 9'9" (3.84m x 2.97m)

This luxurious and spacious en-suite bathroom offers the perfect blend of elegance and functionality. At its heart is a freestanding bath with sleek mixer tap, ideal for unwinding in style. A fully tiled, walk-in shower with a plumbed-in system and glass screen provides a modern, spa-like experience. Enjoy the convenience of his and hers wash hand basins with stylish mixer taps, set within a contemporary vanity unit, along with a low flush WC for a streamlined finish. The space is completed with a luxury tiled floor, underfloor heating for ultimate comfort, chrome towel radiator and spotlighting to enhance the ambiance.

Stairs lead to

A galleried landing with velux windows and a built in storage cupboard

Bedroom Two

21'11" x 9'6" (6.68m x 2.90m)

An impressively generous space, perfect for a double bed with plenty of room to spare for additional furniture, a home office setup, or a stylish dressing area. A large UPVC double-glazed window fills the room with natural light, while a radiator ensures comfort throughout the seasons. A versatile room, ideal for guests, children, or as a luxurious second suite.

Bedroom Three

12'5" x 14'1" (3.78m x 4.29m)

This comfortable and well-proportioned room is filled with natural light thanks to the Velux windows, creating a bright and airy atmosphere. Ideal as a guest room or nursery, it also features a radiator for year-round warmth. A versatile space that adapts perfectly to your lifestyle needs.

Ensuite Shower room

5'11" x 7'0" (1.80m x 2.13m)

Designed with both style and practicality in mind, this modern shower room features a sleek shower cubicle with a plumbed-in shower, a pedestal wash hand basin, and a low flush WC. Part-tiled walls add a stylish touch while ensuring easy maintenance, and the laminate flooring offers durability with a modern look. A Velux window brings in natural light, and a radiator provides warmth and comfort throughout the year.

Bedroom Four

13'6" (max) x 13'3" (4.11m (max) x 4.04m)

Another practical and inviting space featuring a double glazed window and radiator

En Suite Bathroom

5'11" x 9'2" (1.80m x 2.79m)

This stylish en-suite offers both comfort and convenience, featuring a fully enclosed shower cubicle with a plumbed-in shower for a refreshing experience. A pedestal wash hand basin with sleek mixer tap and a low flush WC complete the space, all beautifully complemented by tiled walls and flooring for a clean, contemporary finish. Velux windows bring in natural light, enhancing the bright and airy feel of this modern bathroom.

Bedroom Five

14'2" x 9'2" (4.32m x 2.79m)

A versatile fifth bedroom offering a comfortable space ideal for a child's bedroom, featuring a upvc double glazed window and a radiator.

Outside

Tucked away along a private driveway just off Eaves Lane, this property enjoys a sense of exclusivity and privacy. A sweeping tarmac drive leads directly to the house and provides generous parking for several cars and larger vehicles with ease.

To the rear, a paved patio adjoins the conservatory, creating the perfect spot for alfresco dining or summer entertaining, complemented by additional paved seating areas offering flexibility for outdoor living.

The gardens are particularly impressive. With the recent addition of an extra parcel of land to the side, the outdoor space is now extensive, offering a rare opportunity for families, keen gardeners, or those simply seeking larger grounds. The original garden is beautifully tiered with a central lawn, gently stepped down to a lower level where a picturesque stream flows through — a delightful natural feature that enhances the sense of peace and charm.

Garage

15'10" x 9'8" (4.83m x 2.95m)

More than just a garage, this multi-functional space is ideal for use as a workshop or additional storage area. It features a range of wall-mounted units for practical organisation, along with double-glazed windows and a door that provide natural light and easy access. It also houses the wall-mounted Valliant gas combi boiler, conveniently located yet neatly out of the way. A perfect blend of utility and flexibility for DIY enthusiasts or those needing extra functional space.

Services

All mains services are connected . The property has the benefit of GAS CENTRAL HEATING AND DOUBLE GLAZING

Tenure

We are informed by the vendors that the property is freehold, but this has not been verified and confirmation will be forthcoming from the vendors solicitors during normal pre-contract enquiries

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High street, Cheadle, Stoke on Trent, Staffordshire ST10 1AA (01538 751133)

Mortgage

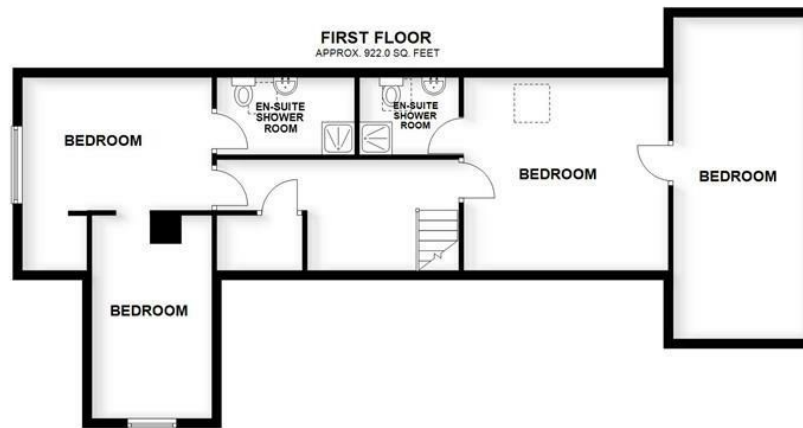
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office.

Agents Notes

None of these services, built in appliances or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 2665.9 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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