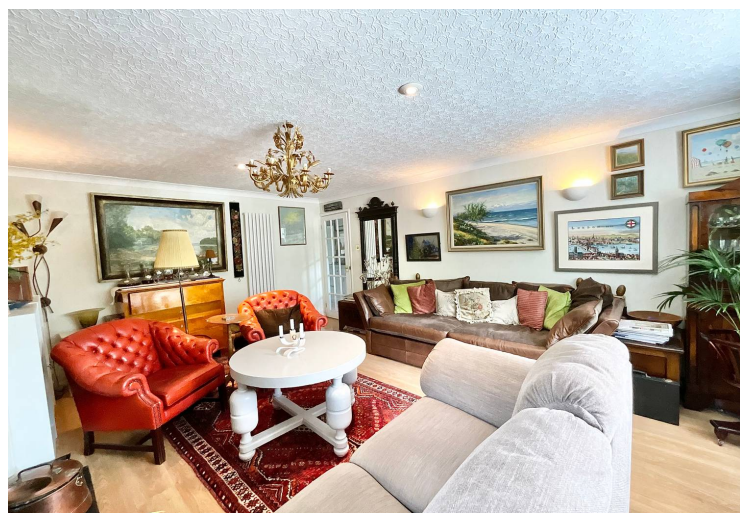




Park View, Leek Road

£575,000 Freehold

Secluded countryside setting, stunning views, mature landscaped gardens and an additional field around an acre, making an impressive 1.37 acres in total. • Versatile four-bedroom dormer bungalow with multiple reception rooms and flexible living space. • Excellent outdoor living including a covered decking area, insulated garden house with electrics and extensive entertaining space. • Energy-efficient home featuring solar panels, ample driveway parking and a converted garage offering workshop and home office space. • Peaceful rural location just minutes from Cheadle town centre, well-regarded schools and excellent transport links to the A50.



Healing nature and the magic of new beginnings await in this secret, secluded and enchanting retreat. Set within generous grounds with breathtaking views, a stunning mature garden, ample parking, solar panels, a dormer second floor and beautiful countryside walks right from your doorstep, this is a home that truly has it all. Hidden behind established hedgerows and trees, this proud dormer bungalow offers privacy, character and an idyllic lifestyle. A sweeping driveway welcomes you home, complete with a turning point and parking for multiple vehicles, while the attractive front garden creates a charming first impression. Step into the welcoming porch, kick off your shoes and continue into the spacious entrance hall. To your left is the bright and inviting lounge, where a large bay window fills the room with natural light and a feature fireplace provides a cosy focal point for relaxing evenings. Straight ahead lies the generous kitchen diner, designed with both everyday living and entertaining in mind. With plenty of space for a large dining table, family gatherings and dinner parties are effortlessly catered for. An abundance of stylish grey cabinetry, complemented by wood-effect worktops, provides excellent storage, while there's ample room for all your appliances. Need a little extra practicality? Just off from the kitchen is a useful utility room, accompanied by an additional shower room, ideal for busy family life. For more formal occasions, the separate dining room enjoys lovely views across the beautiful garden, with glazed double doors inviting the outdoors in and creating a wonderful space for entertaining. Working from home? Looking for a quiet reading room or homework space? The dedicated study offers excellent flexibility and could easily become an additional bedroom, nursery or guest room if required. The ground floor is completed by two spacious double bedrooms and a well-appointed family bathroom featuring a bath with shower over. Upstairs, you'll find two further generous double bedrooms. The impressive principal suite benefits from its own en-suite bathroom with bath and shower over, along with a charming Juliet balcony overlooking the surrounding countryside. The second bedroom also enjoys useful under-eaves storage. Outside, the lifestyle on offer is every bit as impressive as the home itself. Beautifully landscaped gardens feature a combination of patios, brick paving and an abundance of mature plants, trees and shrubs, creating colour and interest throughout the seasons. Summer entertaining couldn't be more inviting. Directly from the kitchen, glazed sliding doors open onto a covered decking area, providing the perfect sheltered spot for alfresco dining, morning coffee or evening drinks. For those seeking a peaceful retreat, the insulated garden house, complete with electricity, enjoys tranquil views across the adjoining fields, making it an ideal home office, studio or simply a place to unwind whatever the weather. The property also benefits from a converted garage, which could easily be reinstated if desired. Currently, one section serves as a workshop, perfect for hobbies and practical projects, while the other provides an additional office or workspace separate from the main house, alongside a further garden room offering even greater versatility. Beyond the beautifully maintained gardens lies an accompanying field, opening up endless possibilities and taking the property to an impressive 1.37 acres in total, the field being around an acre of that. Whether you dream of extending your outdoor living space, embracing nature, keeping livestock or simply enjoying your own private piece of countryside, the choice is yours. Despite its wonderfully secluded setting, the location offers the best of both worlds. Situated just off Leek Road on the outskirts of Cheadle, you'll enjoy peace, privacy and rural surroundings while remaining just minutes from Cheadle town centre, where supermarkets, independent shops, cafés and restaurants are all within easy reach. Families are well catered for with a selection of highly regarded local schools nearby, while commuters benefit from



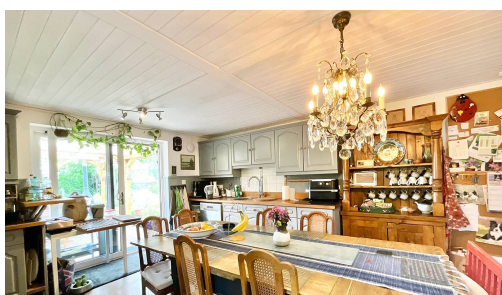
Healing nature and the magic of new beginnings await in this secret, secluded and enchanting retreat.

Council Tax band: TBD

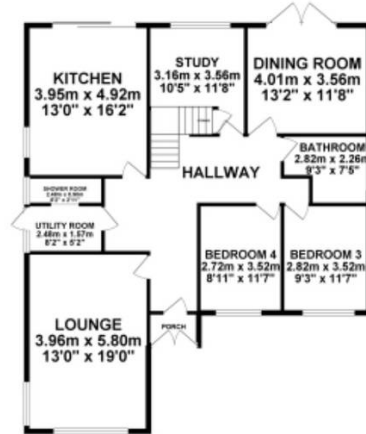
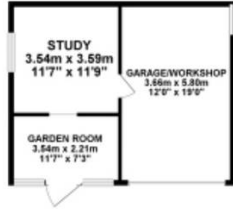
Tenure: Freehold

EPC Energy Efficiency Rating: D

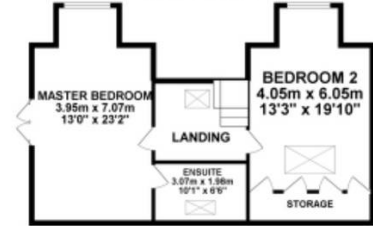
EPC Environmental Impact Rating: D



GROUND FLOOR 162.56 sq. m.
(1749.74 sq. ft.)

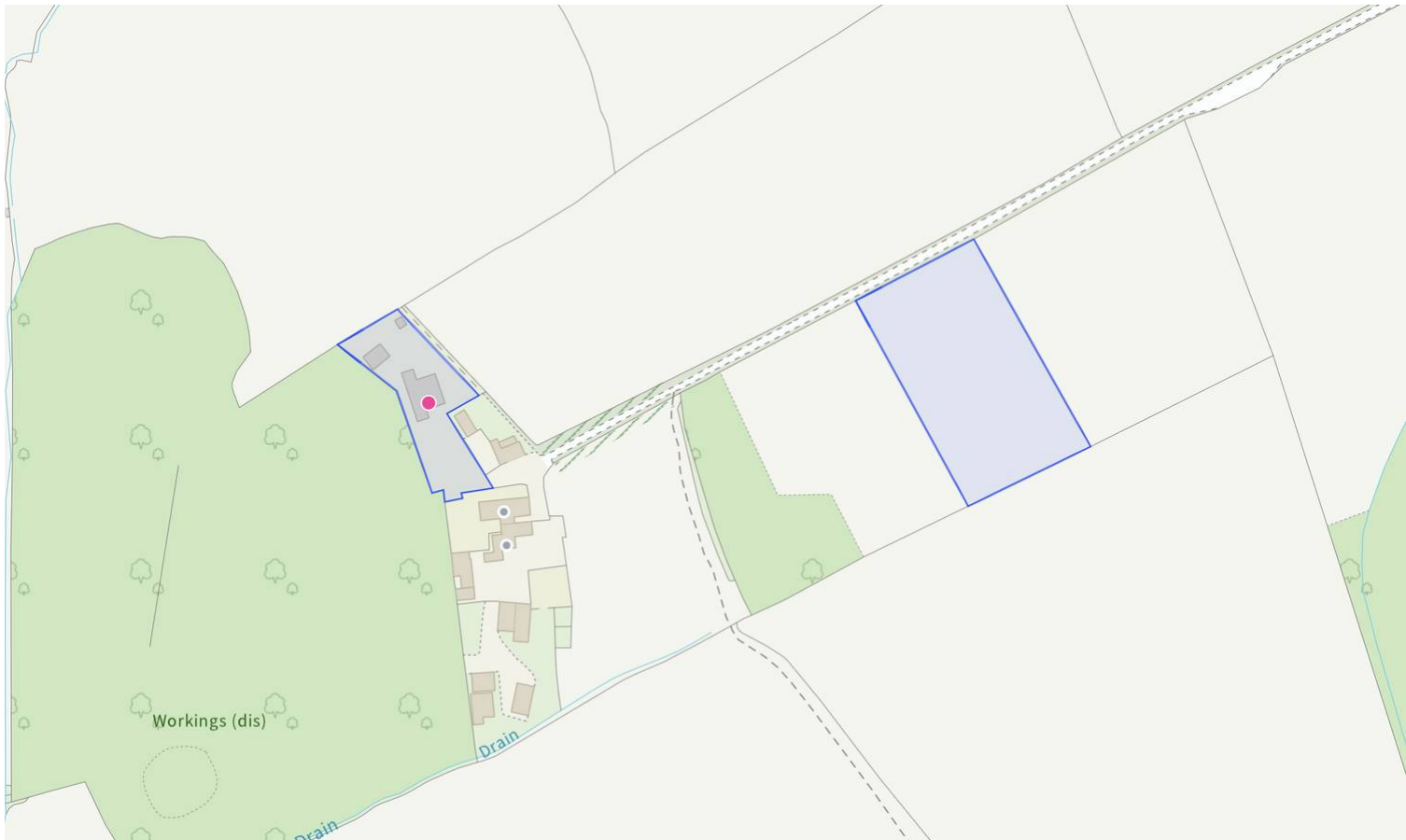


1ST FLOOR 65.73 sq. m.
(707.53 sq. ft.)



TOTAL FLOOR AREA : 228.29 sq. m. (2457.27 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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