



## Amsden Lodge, 125 Willow Drive, Staffordshire, ST13 7FG

Offers in the region of £260,000

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"Preservation is not about freezing the past, but about creating a future enriched by it" ~ Richard Moe

Amsden Lodge is a stunning Grade II listed home set within the prestigious St Edwards Park development on the edge of Cheddleton village, surrounded by 122 acres of beautiful parkland. Offering period charm with high ceilings, sash windows and an impressive bay window, the property features a spacious open-plan living kitchen, three double bedrooms including a principal with en-suite, a family bathroom and downstairs WC. With two allocated parking spaces and access to the immaculate communal grounds, this exceptional home perfectly combines character, comfort and convenience, just a short distance from Cheddleton's amenities and the market town of Leek.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

Amsden Lodge is a truly stunning Grade II listed residence, set within the prestigious St Edwards Park development on the outskirts of Cheddleton village. Once part of the historic St Edwards Hospital complex, which was sympathetically converted following its closure in 2002, to create a collection of striking homes that combine period architecture with modern living, all nestled within 122 acres of beautifully maintained parkland. Offering a rare opportunity to live in such an idyllic setting, residents here enjoy a unique blend of heritage, elegance, and tranquillity.

The accommodation within Amsden Lodge is every bit as remarkable as its setting. From the moment you step into the spacious entrance hall, you are greeted by a sense of grandeur, accentuated by high ceilings, picture rails, and imposing sash windows that flood the home with natural light. The heart of the property is the stunning open-plan living kitchen, spanning the full width of the rear. This versatile space is designed for modern family life, with ample room for cooking, dining, and relaxing. A magnificent bay window frames views of the communal gardens, creating the perfect backdrop for entertaining or simply unwinding at the end of the day. Recently enhanced with sumptuous carpets and bespoke shutters, the room exudes comfort and style.

To the first floor, the principal bedroom is positioned to the rear aspect, benefitting from the same impressive bay window, built-in wardrobes, and a private en-suite shower room. Two further double bedrooms, both generously proportioned and full of character, provide excellent versatility for family, guests, or home working. The accommodation is completed by a generous family bathroom.

Externally, Amsden Lodge enjoys two allocated parking spaces and access to the manicured communal grounds that surround the development, offering the perfect blend of convenience and countryside. The property is located a short distance from Cheddleton village,

with its range of local amenities, and only a short drive from the vibrant market town of Leek, placing shops, schools, and leisure facilities within easy reach.

With its rich history, grand proportions, and enviable setting, Amsden Lodge is an exceptional home that delivers both luxury and lifestyle in equal measure.

## Location

The property is enviably located in the exclusive St Edwards Estate in Cheddleton. This large former hospital site has now been transformed into a place of peace, tranquillity and strong community providing a setting almost unique in the area with lawned areas surrounded by estate woodland and direct access to canal-side walks and cycle routes. The estate is ideally situated 2-3 miles from the market town of Leek with a good range of supermarkets, local independent shops, cafes, bars and sports facilities. The Peak District national park is a short drive away. Access to the city of Stoke-on-Trent with a fast mainline train service to Euston and the major road networks of the A50, A500 and M6 are also easy. The estate has a half hourly bus service to Hanley and Leek, with several services a day direct to the attractive Victorian spa town of Buxton.

## Entrance Hall

12'6" x 10'4" (3.82 x 3.17)

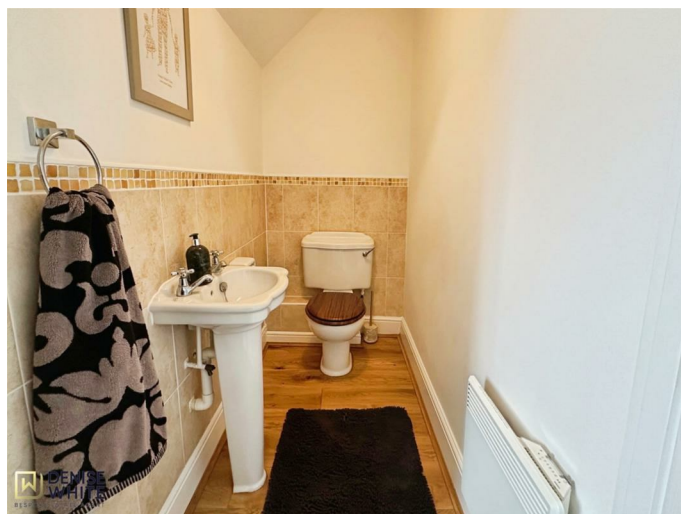


Wooden entrance door to the front aspect. Laminate flooring. Wall mounted electric heater.

Storage cupboard off. Stairs leading to the first floor. Picture rail. Ceiling light. Doors leading into: –

### WC

6'7" x 3'4" (2.03 x 1.02)



Fitted with a low-level WC and pedestal wash hand basin. Laminate flooring. Wall mounted electric heater. Part tiled walls. Ceiling light.

### Living Kitchen

17'10" extending to 23'1" x 25'5" (5.46 extending to 7.05 x 7.77)



Carpet. Two wall mounted electric heaters. Sealed unit double glazed/windows to the side and rear aspects. Picture rail. Three ceiling lights. Opening into the kitchen area which is fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring ceramic hob,

single electric oven, fridge freezer and dishwasher. Plumbing for automatic washing machine. Karndean flooring. Sealed unit double glazed/windows to the side aspect. Picture rail. Ceiling light.

### First Floor Landing



Carpet. Wall mounted electric heater. Ceiling light. Picture rail. Doors leading into: –

### Bedroom One

17'7" max to wardrobes x 11'1" (5.36 max to wardrobes x 3.40 )



Carpet. Wall mounted electric heater. Fitted with built-in wardrobes. Sealed unit double glazed sash bay windows to the rear aspect. Picture rail. Ceiling light. Door leading into: –

### Ensuite

8'2" x 5'8" (2.51 x 1.73)



Fitted with a suite comprising of corner shower cubicle with electric shower, low-level WC and pedestal washhand basin. Part tiled walls. Karndean flooring. Wall mounted electric heater. Obscured sealed unit double glazed sash window to the side aspect. Ceiling light.

### Bedroom Two

14'7" x 9'10" (4.45 x 3.01)



Carpet. Wall mounted electric heater. Two sealed unit double glazed sash windows to the side aspect. Picture rail. Ceiling light.

### Bedroom Three

12'1" x 8'3" (3.70 x 2.53)



Carpet. Wall mounted electric heater. Sealed unit double glazed sash window to the front aspect. Picture rail. Ceiling light. Storage cupboard off.

### Bathroom

8'3" x 7'8" (2.53 x 2.36)



Fitted with a suite comprising of paneled bath with shower mixer tap, low-level WC and pedestal wash hand basin. Tiled flooring. Part tiled walls. Ceiling light.

## Outside



The grounds surrounding Amsden Lodge are truly exceptional, forming part of the 122 acres of beautifully landscaped parkland that make St Edwards Park such a sought-after development. Residents enjoy access to vast communal gardens with sweeping lawns, mature trees and meandering pathways, creating a peaceful, countryside feel. The property itself benefits from two allocated parking spaces, while the extensive, manicured grounds provide a stunning backdrop for walking, relaxing and enjoying the outdoors, all set against the striking architecture of the historic buildings.

### Leasehold Information

Management Company: Castle Estates; 01785 244404 [block@castle-estates.co.uk](mailto:block@castle-estates.co.uk)

125 year lease - started in 2004 - 104 years remaining

Ground Rent is currently £100 per annum (subject to change)

Service Charges are currently £1,047 paid every 6 months (subject to change)

### Agents Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected

Council Tax: Staffordshire Moorlands Band C

### Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

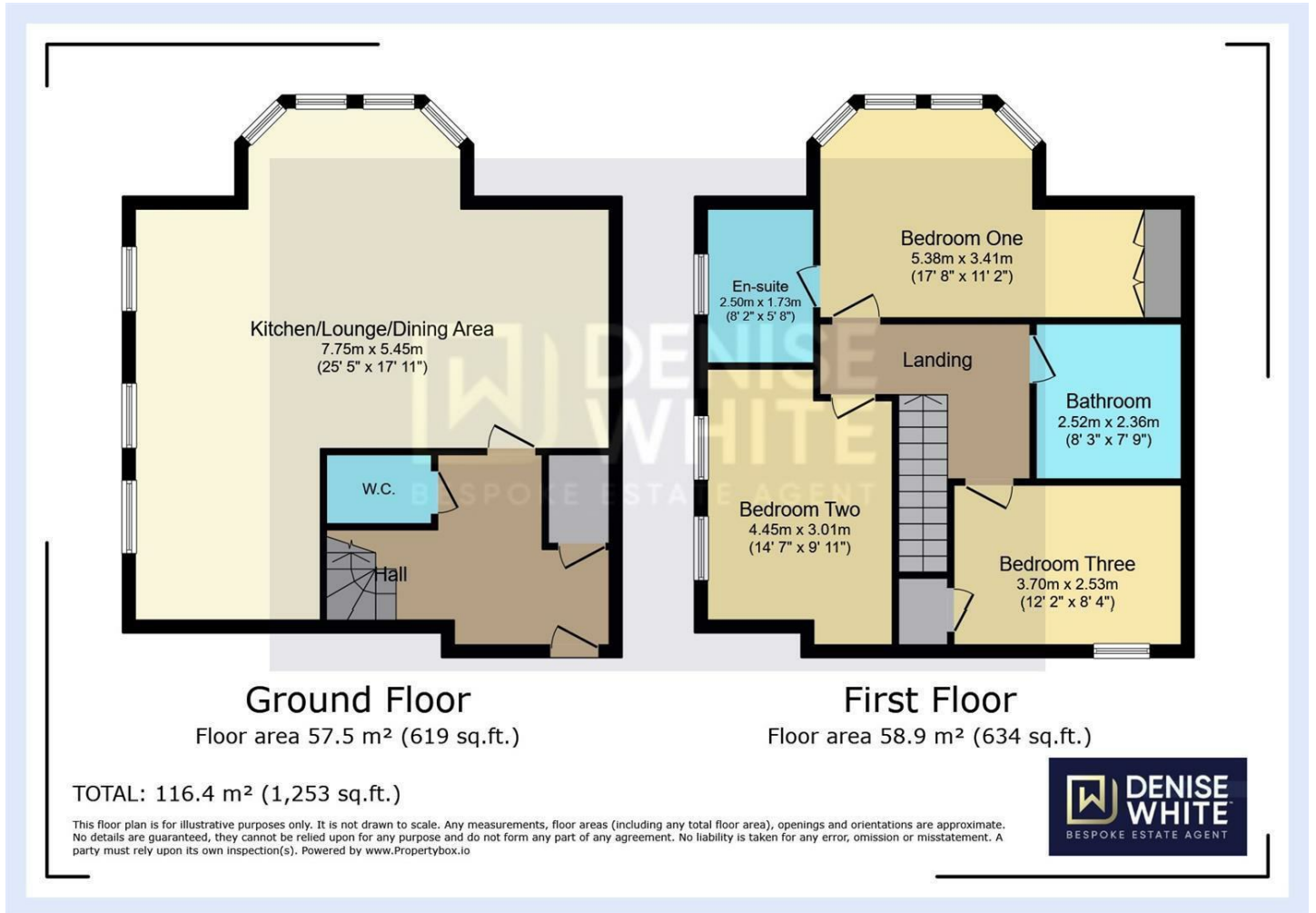
### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

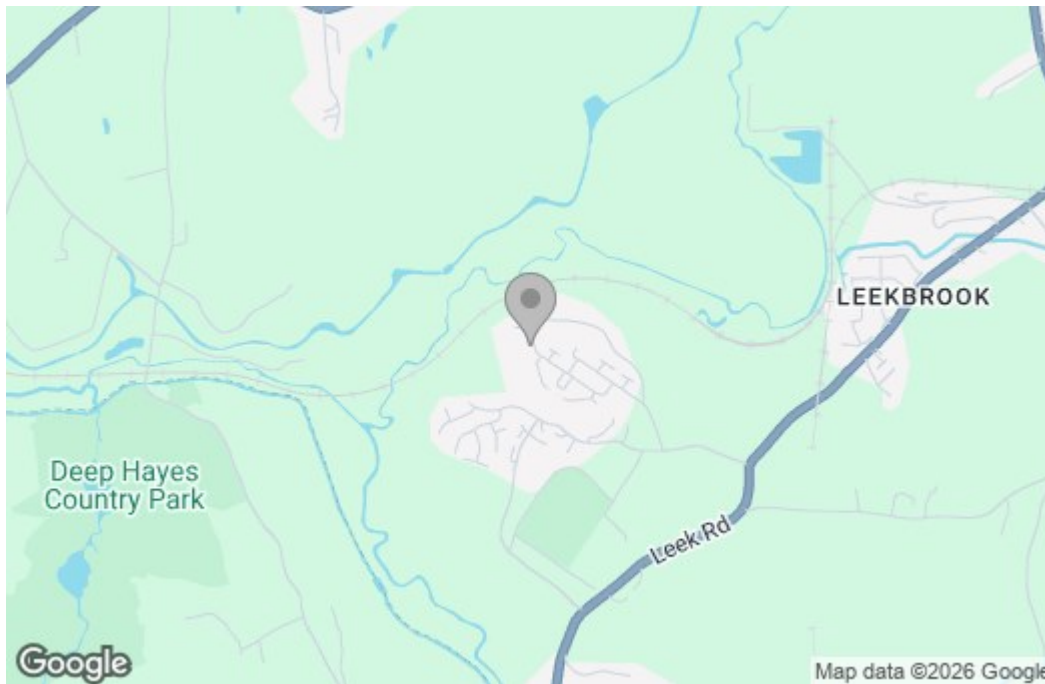
### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

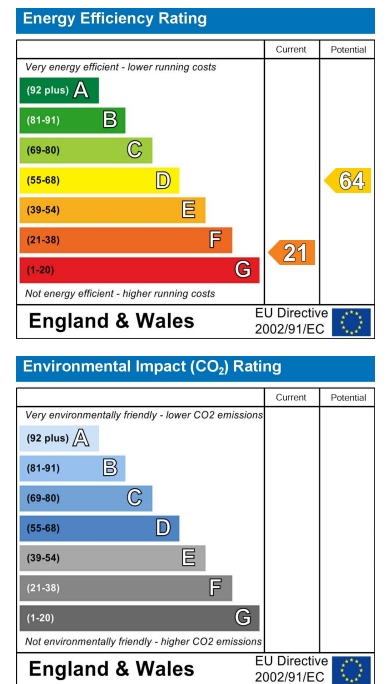
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.