



## 16 Patch Meadow Road, Stoke-On-Trent, ST10 1PX

**Offers over £400,000**

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"Life is better when the garden feels like another room." - Unknown

Occupying a generous corner plot on the outskirts of Cheadle, this exceptional detached bungalow has been finished to a high standard throughout. Boasting stylish contemporary interiors, three versatile bedrooms, beautifully landscaped gardens, extensive outdoor entertaining space, and impressive outbuildings, this truly unique home offers the perfect blend of comfort, practicality, and privacy. A rare opportunity to acquire a one-of-a-kind property with further potential in a sought-after location.

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments



Occupying a substantial corner plot on the outskirts of Cheadle, this truly one-of-a-kind detached bungalow has been thoughtfully improved and meticulously maintained to create a stylish and highly versatile home. Finished to an exceptional standard throughout, the property combines contemporary design with beautifully landscaped gardens, extensive outdoor space, and a wealth of practical features, resulting in a home that is as impressive externally as it is internally.

A welcoming entrance porch provides useful storage for coats and shoes before leading into the heart of the home; a stunning open-plan kitchen diner. Beautifully appointed with contemporary gloss cabinetry, quartz work surfaces, a range of integrated appliances, and a breakfast bar, this space has been designed with both everyday living and entertaining in mind. Two large skylights flood the room with natural light, creating a bright and inviting atmosphere and enhancing the sense of space throughout.

The kitchen flows seamlessly into the spacious living room, where oak flooring and impressive aluminium bi-fold doors create a wonderful connection between the interior and the gardens beyond. Opening directly onto a stone-paved patio, surrounded by colourful and well-stocked borders, the living space extends effortlessly outdoors, providing the perfect setting for entertaining guests or simply enjoying the peaceful surroundings during the warmer months.

An inner hallway leads to three well-proportioned bedrooms. Two generous double bedrooms are positioned to the rear of the property, both benefitting from excellent built-in storage. The third bedroom enjoys oak flooring and doors opening directly onto the garden and offers superb flexibility, serving equally well as a bedroom, dining room, home office, or additional reception space.

Serving the bedrooms is a truly luxurious and bespoke bathroom, fitted with a high-quality Villeroy & Boch suite. Featuring a walk-in shower, large fitted bath, heated mirror, and stylish contemporary finishes, this exceptional room has been designed to provide a spa-like experience within the comfort of home.

Further enhancing the practicality of the property is a substantial utility room positioned to the front of the home, providing additional storage and access to the side gardens. A stylish contemporary wet room completes the internal accommodation.

Externally, the property continues to impress at every turn. The generous corner plot has been beautifully landscaped and carefully maintained, offering a variety of outdoor spaces to enjoy throughout the day. Two separate paved driveways provide ample off-road parking, while an extensive stone patio wraps around much of the property.

The gardens themselves are a particular highlight, comprising two lawned areas bordered by vibrant, well-stocked planting beds bursting with seasonal colour. Mature hedgerows and fencing surround the entire plot, creating a wonderful sense of privacy and establishing a true garden oasis.

To the rear, an enclosed courtyard provides access to a substantial outbuilding incorporating dog kennels, a workshop, and an impressive garden store, all benefitting from power and lighting. Offering excellent versatility, this space could easily lend itself to a home office, studio, garden room, gym, or a variety of alternative uses, subject to any necessary consents.

Beyond this is a greenhouse and a further large stone-paved patio area, presenting yet another opportunity to create a fabulous outdoor entertaining space. An enclosed vegetable garden to the front of the property further enhances the lifestyle appeal of the home for those with a passion for gardening.

Practical features have also been carefully considered, with gated access to both sides of the plot and water supplies conveniently positioned around the property.

Overall, this remarkable bungalow represents a rare opportunity to acquire a truly individual home that has been finished to an exceptional standard while still offering exciting scope for future adaptation. Combining stylish interiors, outstanding gardens, extensive outbuildings, and an abundance of versatility, this is a property that is certain to leave a lasting impression.

## Location



The market town of Cheadle is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and

Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50.

## Entrance Porch

3'6" x 11'5" (1.08 x 3.50 )

Tiled flooring. Composite door with frosted double glazed panel to the front aspect. Wall mounted radiator. Inset Spotlight. Loft access. Access into: –

## Kitchen Diner

11'1" x 20'6" (3.39 x 6.26 )



Tiled flooring. Range of gloss wall and base units with quartz worktops above. Integrated NEFF double oven, gas hob with extractor fan above, dishwasher, FRANKE sink unit with QUOOKER tap above. Space for American style fridge freezer. Integrated combination boiler. Wall mounted radiator. Coving. Inset spotlights. Two skylights.

## Living Room

13'8" x 14'0" (4.18 x 4.28 )



Oak flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Aluminium bifold doors to the side aspect. Coving. Ceiling light.

## Inner Hall

3'5" x 13'0" (1.05 x 3.98 )



Laminate flooring. Wall mounted radiator. Coving. Loft access with fitted ladder. Storage cupboard.

## Bedroom One

10'2" x 11'5" (3.11 x 3.50 )



Laminate flooring. Wall mounted radiator. Fitted wardrobes. uPVC double glazed window to the rear aspect. Coving. Ceiling light.

## Bedroom Two

11'2" x 10'2" (3.42 x 3.11 )



Laminate flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Fitted wardrobes. Coving. Ceiling light.

### Bedroom Three / Dining Room

9'7" x 10'10" (2.93 x 3.32 )



Oak flooring. Wall mounted radiator. uPVC double glazed sliding doors to the side aspect. Coving. Ceiling light.

### Bathroom

11'4" x 6'0" (3.46 x 1.84 )



Tiled flooring with underfloor heating. Tiled walls. Low level WC. Fitted bath with shower attachment. Walk in shower. Built in heated Mirror. Wall mounted towel rail. Frosted uPVC double glazed window to the side aspect. Extractor fan. Inset spotlights

### Utility

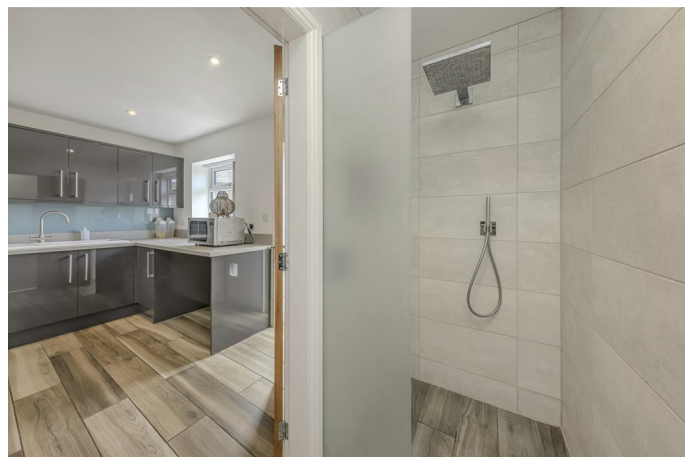
11'11" x 9'1" (3.64 x 2.77 )



Continued tiled flooring. A range of gloss wall and base units with laminate worktops above. Ceramic sink and drainer unit with mixer tap above. Partially tiled walls. Wall mounted radiator. Composite door with frosted glass panel to the side aspect. UPVC double glazed window to the side aspect. Inset Spotlights.

### Shower Room

3'3" x 8'10" (1.01 x 2.71 )



Tiled flooring with underfloor heating. Walk-in shower with rain style showerhead. Low level WC. Wash hand basin. Wall mounted towel rail. Obscured UPVC double glazed window to the rear aspect. Inset Spotlights. Extractor fan.

## Outside



Externally, the property occupies a substantial corner plot with beautifully maintained gardens comprising lawned areas, well-stocked borders, and multiple stone-paved patio seating areas. The grounds also benefit from two driveways providing ample off-road parking, an enclosed vegetable garden, greenhouse, and a versatile outbuilding incorporating kennels, a workshop, and storage, all with power and lighting. The plot is enclosed by mature hedging and fencing, creating a high degree of privacy, with gated access to both sides of the property.

### Workshop

10'11" x 9'3" (3.33 x 2.84 )

Concrete floor. Power and lighting. UPVC double glazed window and door to the side aspect.

### Garden Store

8'11" x 17'10" (2.72 x 5.44 )

Vinyl flooring. Power and lighting. UPVC double glazed window and door to the side aspect.

## Kennel



Power and lighting. UPVC double glazed window to the side aspect. UPVC double glazed door to the front aspect.

## Second Driveway



Paved private driveway providing additional parking.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

## 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.

### 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 Require 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.

### 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!

### **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.

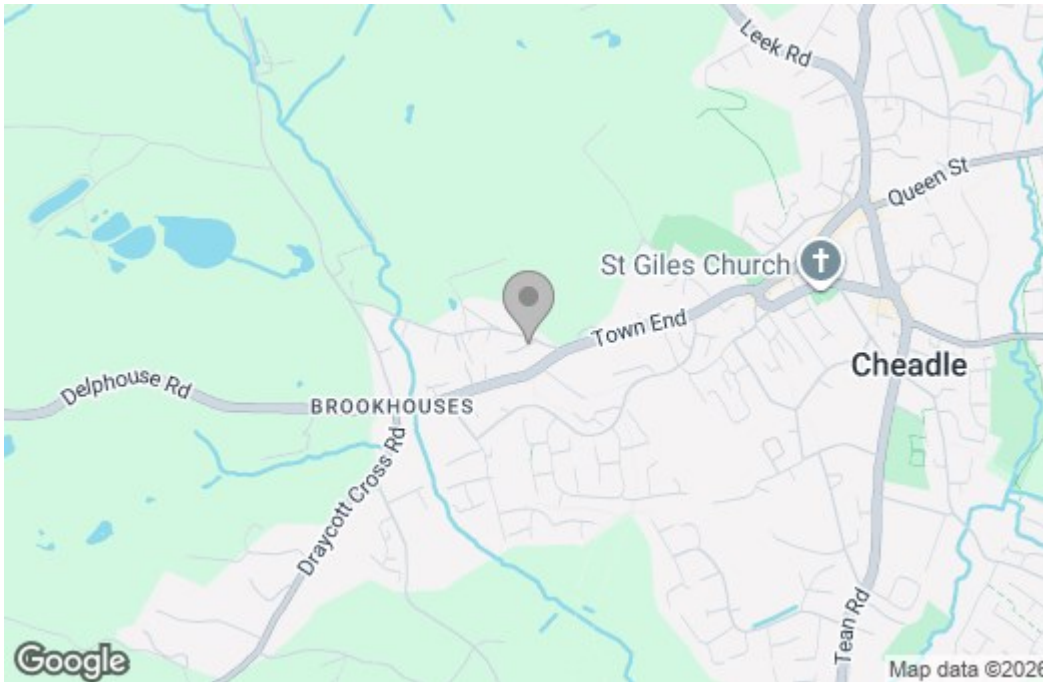
## Floor Plan



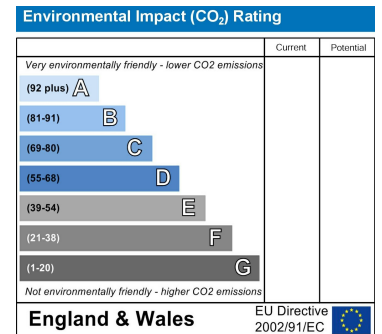
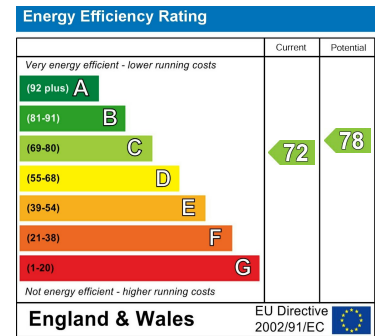
Total floor area: 152.9 sq.m. (1,646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

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