DENISE WHITE™
BESPOKE ESTATE AGENT









Westland Greenway Hall Road, Stoke-On-Trent, ST9 9PW

Offers in excess of £495,000

"Home is where love resides, memories are created, friends always belong, and laughter never ends."

Occupying a sought-after position on Greenway Hall Road in Stockton Brook, this spacious four-bedroom detached family home enjoys stunning far-reaching views towards the iconic Mow Cop Castle. Offering generous living accommodation, ample off-road parking and a beautifully tiered rear garden, the property is perfectly suited to growing families seeking space, versatility and an desirable village location close to excellent amenities and commuter links.

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Denise White Estate Agents Comments

Occupying an enviable position on the highly sought-after Greenway Hall Road in Stockton Brook, this impressive four-bedroom detached family home enjoys a superb elevated setting with breath-taking far-reaching views. Offering spacious accommodation throughout, ample off-road parking and a beautifully landscaped rear garden designed to make the most of its spectacular outlook, this is a wonderful home for growing families seeking both space and lifestyle.

A generous driveway to the front provides ample parking for multiple vehicles before you step through the welcoming entrance porch, offering a practical space for coats, shoes and everyday essentials. Beyond, the home opens into a wonderfully spacious lounge diner, a light and versatile reception room perfectly suited to both everyday family living and entertaining guests. Access into a conservatory is the perfect space to relax overlooking the beautifully-maintained rear garden.

The dining area flows seamlessly into the well-appointed kitchen, positioned to the rear of the property and offering plenty of worktop and cupboard space. A particularly useful walk-in pantry provides excellent additional storage, while the adjoining utility room keeps laundry appliances neatly tucked away from the main living areas. Completing the ground floor is a versatile gym space, created from part of the integral garage, which could equally be utilised as a home office, hobby room or additional storage to suit a variety of lifestyles.

To the first floor, a spacious landing gives access to four generously proportioned double bedrooms, offering comfortable accommodation for the whole family. The family bathroom serves the first floor, with each room enjoying an abundance of natural light and a practical layout.

Externally, the rear garden is undoubtedly one of the home's standout features. Beautifully arranged over different levels, it offers a generous lawn, a patio seating area ideal for outdoor dining, and steps leading to an elevated terrace where the panoramic countryside views truly come into their own. Looking out towards Mow Cop Castle, this exceptional vantage point creates the perfect setting for summer barbecues, evenings around a fire pit, or simply relaxing and taking in the surrounding scenery.

Combining generous family accommodation with one of Stockton Brook's most desirable locations and truly outstanding views, this is a home that offers the perfect balance of practicality, comfort and lifestyle.

Location

Stockton Brook is a small village located in Staffordshire. It is situated on the edge of the Peak District National Park and is surrounded by beautiful countryside. The village is known for its picturesque views and peaceful atmosphere, making it a popular destination for tourists and locals alike.

One of the main attractions in Stockton Brook is the Caldon Canal, which runs through the village. The canal is a popular spot for boating and fishing, and there are several pubs and restaurants along its banks. The canal also provides a scenic walking route, with many people enjoying a leisurely stroll along its towpath.

Another notable feature of Stockton Brook is its historic church, St. Mary's. The church dates back to the 12th century and is a Grade II listed building. It is known for its beautiful stained glass windows and impressive architecture, making it a popular destination for history buffs and architecture enthusiasts.

Overall, Stockton Brook is a charming village with plenty to offer. Its beautiful countryside, historic landmarks, and peaceful atmosphere make it a great place to escape the hustle and bustle of city life.

Porch

4'0" x 3'10" (1.23 x 1.19)

Composite door to the front aspect. Porcelain flooring. Radiator. Obscured uPVC window to the side aspect. Inset Spotlights. Door leading into: –

Lounge Diner

24'4" x 11'4" (7.44 x 3.46)



Carpet. Two radiators. uPVC Bay window to the front aspect. Two uPVC windows to the side aspect. Two ceiling lights. Stairs leading to first floor accommodation. Sliding doors leading into conservatory. Door leading into:-

Kitchen

11'3" x 9'10" (3.45 x 3.00)



Fitted with a range of wall and base units with work surfaces over incorporating a drainer sink unit, space for cooker, space for fridge freezer. Vinyl flooring. uPVC window to the rear aspect. Pantry access. Ceiling light.

Conservatory

11'8" x 9'10" (3.58 x 3.02)



Laminate flooring. uPVC windows to the side and rear aspect. Wall lights. Ceiling lights. Double uPVC doors leading to garden.

Utility

8'9" x 3'11" (2.69 x 1.20)



Tiled flooring. Plumbing for washing machine. Obscured window to the rear aspect. Ceiling light. Door leading into: –

Gym / Store Room

11'4" x 8'9" (3.47 x 2.68)

Window to the side aspect. Combination boiler. Ceiling lights.

Garage Store

8'9" x 5'6" (2.68 x 1.69)

Up and Over door to the front aspect. Lighting.

First Floor Landing

Carpet. Radiator. uPVC window to side aspect. Ceiling light. Loft hatch. Doors leading into: –

Bedroom One

11'11" x 11'7" (3.64 x 3.54)



Carpet. Radiator. uPVC window to the front aspect. Storage cupboard. Ceiling light.

Bedroom Two

12'2" x 8'8" (3.72 x 2.66)



Carpet. Radiator. Two uPVC windows to side and rear aspect. Ceiling light.

Bedroom Three

11'10" x 8'8" (3.63 x 2.65)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Four

8'11" x 8'2" (2.72 x 2.50)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

8'9" x 7'1" (2.67 x 2.17)



Fitted with a suite comprising of bath, shower cubicle with shower attachment, vanity wash hand basin, low-level WC. Vinyl flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Inset spotlights.

Outside



The property is approached via a generous driveway providing ample off-road parking for several vehicles, along with access to an integral garage store. To the rear, the beautifully maintained garden has been thoughtfully arranged over multiple levels to create a fantastic outdoor space for the whole family. A generous lawn is complemented by patio seating areas, with steps leading to an elevated terrace that enjoys spectacular far-reaching views towards Mow Cop Castle and the surrounding countryside. Whether you're entertaining guests, enjoying summer barbecues or simply unwinding at the end of the day, the garden provides a truly idyllic setting.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke On Trent Band E

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 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.

Anti-Money Laundering & ID Checks

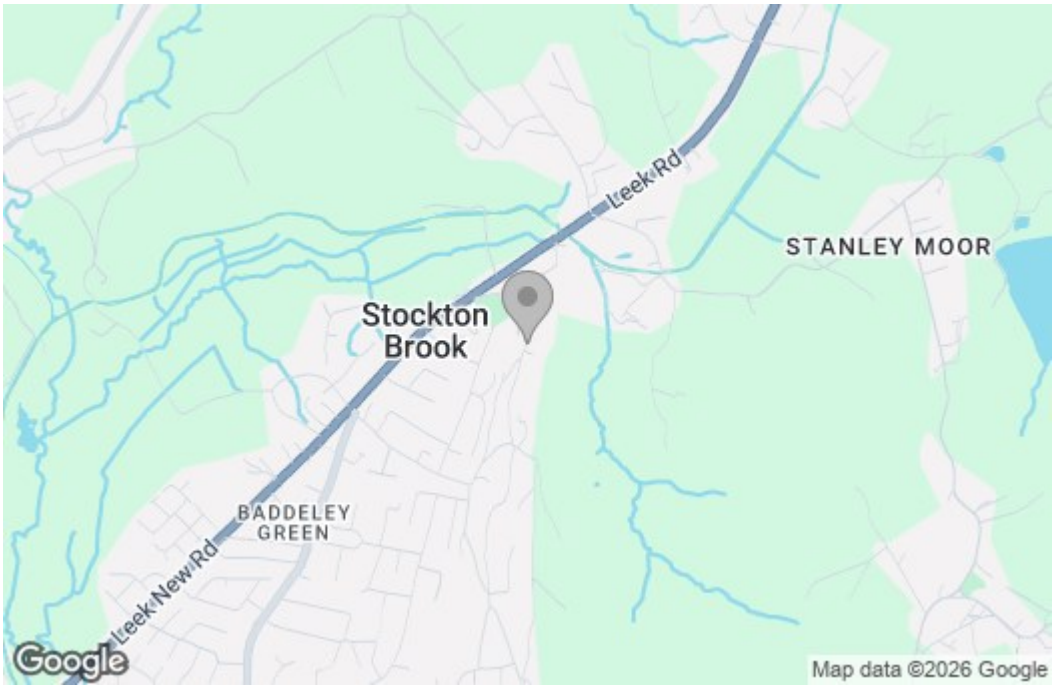
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

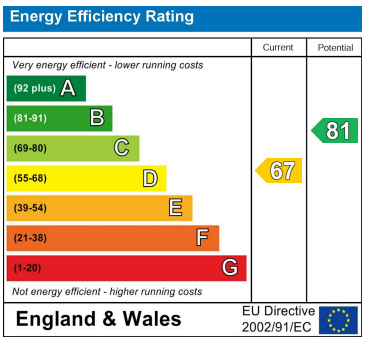


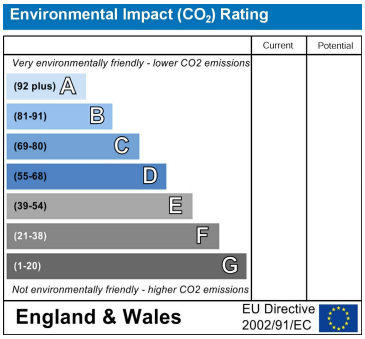
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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