



## Kingston House Greenway Hall Road, Stockton Brook, Stoke-On-

£769,500

- Detached property with annexe
- Large driveway for multiple vehicles
- Sitting room with log burner
- Seven bedrooms which includes a two bedroom annex
- Occupying a plot with wrap-around gardens offering privacy and space
- Well appointed kitchen and bathrooms
- Three reception rooms plus a study room
- Substantial 37ft family room complete with a fitted bar and ample space for a pool table, table tennis table and generous family seating
- Much sought after location

# Kingston House Greenway Hall Road, Stoke-On-Trent ST9 9PW

Nestled on the picturesque Greenway Hall Road in Stockton Brook, this remarkable detached house, built in 1932 circa, offers a unique blend of charm and modern living. Set within a generous 0.43-acre plot, the property boasts stunning views that enhance its appeal.

This spacious residence features an impressive seven bedrooms, including a two-bedroom annex, perfect for accommodating family members or serving as an Airbnb for additional income. The main house comprises two well-appointed reception rooms, highlighted by a magnificent 37ft family room complete with a bar, creating an ideal space for entertaining guests or enjoying family gatherings. A further study room is located to the front of the property, ideal for those who work from home.

The contemporary kitchen is designed for both functionality and style, complemented by a utility room that adds convenience to daily living. With a total of three bathrooms, including two ensuite shower rooms, this home ensures ample facilities for a large family or visiting guests.



Council Tax Band: F



## Ground Floor

### Porch

Composite double glazed door with side light window to the frontage, tiled floor.

### Hallway

Wood glazed door with side light windows to the frontage, stairs to the first floor, anthracite column radiator.

### Study

12'4" x 11'10"

UPVC double glazed bay window to the side aspect, UPVC double glazed window to the frontage, anthracite column radiator.

### Sitting Room

19'0" x 17'7"

UPVC double glazed bay window to the side aspect, two UPVC double glazed windows to the rear, circular double glazed window to the side aspect, log burner, slate hearth, stone mantle.

### Family Room

37'6" x 26'5"

UPVC double glazed window to the rear, two UPVC, double glazed windows to the side aspect, French doors to the side aspect, six radiators, Velux skylight, timber bar, storage cupboard.

### Breakfast Kitchen

14'4" x 12'10"

UPVC double glazed window to the frontage, units to the base and eye level, granite work top, Rangemaster Classic 100 range oven, ceramic butler sink, chrome mixer tap with spray attachment, boiling water tap, integral Haier dishwasher, integral fridge freezer, breakfast nook with built in storage, anthracite vertical column radiator, inset ceiling spotlights.

### WC

UPVC double glazed window to the frontage, low level WC, pedestal, wash hand basin, chrome taps, anthracite column radiator.

### Side Hall

12'7" x 3'4"

Composite double glazed door to the frontage, UPVC double glazed door to the side aspect, utility room, access to the annexe.

## First Floor

### Landing

UPVC double glazed window to the frontage, inset ceiling spotlights.

## Bathroom

8'5" x 7'3"

UPVC double glazed window to the frontage, L-shaped spa bath, chrome mixer tap, shower over, rainfall shower head, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, anthracite column radiator, airing cupboard housing the mega flow water system, inset ceiling spotlights, shaver socket.

### Bedroom One

14'4" x 11'9"

UPVC double glazed French doors to the frontage, two UPVC double glazed windows to the side aspect, UPVC double glazed window to the rear, anthracite radiator.

### En-suite

8'5" x 4'2"

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator.

### Bedroom Two

16'6" x 11'8"

UPVC double glazed window to the side aspect, two UPVC double glazed windows to the rear, two vintage style radiators.

### Bedroom Three

15'6" x 11'5"

Two UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, radiator.

### Bedroom Four

14'7" x 11'4"

UPVC double glazed window to the side aspect, radiator.

### Bedroom Five

11'11" x 9'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, pedestal wash hand basin, radiator, built in storage.

### WC

6'9" x 2'8"

UPVC double glazed window to the frontage, low level WC, inset ceiling spotlights.

## Annexe

### Living Room / Kitchen

16'11" x 15'2"

UPVC double glazed French doors to the frontage, two UPVC double glazed windows to the frontage, UPVC

double glazed window to the side aspect, UPVC double glazed window to the rear, stairs to the first floor, units to the base and eye level, Lamona electric hob, Lamona Electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, integral under counter fridge, inset ceiling spotlights, radiator.

#### **Bedroom Six**

16'11" x 10'0"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, fitted wardrobe.

#### **En-suite**

9'8" x 4'9"

Skylight, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC.

#### **Bedroom Seven**

9'3" x 8'2"

UPVC double glazed window to the rear, radiator.

#### **WC**

UPVC double glazed window to the rear, vanity wash hand basin, chrome tap, low level WC, radiator.

#### **Externally**

To the frontage, tarmacadam driveway suitable for multiple vehicles, hedge boundary, mature trees and shrubs, lawned area.

To the side aspect, hedge boundary, mature trees, area laid to lawn.

To the rear, area laid to lawn, hedge boundary.

To the side aspect, Indian stone paved patio, mature trees and shrubs.

#### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
 Made with Metropix ©2025



### Directions

### Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

### Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	