



FOLLOW  **LLS**

Ravens Oak Stone Road, Hill Chorlton - ST5 5DR
£425,000

- Traditional Detached Rural Bungalow Residence
- Well Maintained and Presented Throughout
- Delightful Far Reaching Views Over Surrounding Countryside
- Generous Landscaped Garden Plot
- Impressive Dining Kitchen Leading to Sun Lounge
- Useful Potential Annexe Third Bedroom/Living Space

A traditional detached bungalow residence having attractive double bay fronted elevation, located within a most desirable rural location with excellent transport links to the towns of Newcastle under Lyme, Stone and Market Drayton. The Bungalow stands on a generous garden plot, commanding stunning far reaching views over the surrounding rolling Staffordshire countryside.

Accommodation includes a pleasant living room with log burning stove and an impressive size dining kitchen with open access to an insulated sun lounge, taking full advantage of the rural landscape beyond. In addition, the bungalow benefits from a rear extended annexe with bedroom and shower room having both internal and independent rear access. (Agents note: – The Vendors have advised the annexe was added approximately 15 years ago and they do not have building regulation documentation. It is partial single brick construction with double brick support.)

Enclosed entrance porch leading to a central reception hallway. Bay fronted living room with feature log burner set within chimney breast. The master bedroom is fitted with a full wall range of wardrobe units with matching chest of drawers and repeat style front bay window. The impressive dining kitchen creates a focal point of the bungalow, fitted with an extensive range of units and integrated appliances comprising oven, hob with extractor and dishwasher. The kitchen enjoys a dual aspect outlook to both front and rear with side external access door and tiling to floor. Glazed double doors open to a sun lounge with insulated roof and glazed aspect to three sides including central patio doors opening onto the garden, enjoying superb views.





The second double bedroom is rear facing and gives internal access to the annexed area comprising: Dressing room leading to a shower room with further access to a separate side entrance porch/utility which has independent access onto the garden and offers possibility of kitchenette alteration. A further room to the opposite end of the rear porch has been used as a third bedroom with window outlook to both rear and side.

The bungalow stands on a generous sized plot, which is partially approached from a privately owned shared access drive. This leads to a block paved driveway and additional parking area within the confines of the bungalow plot and provides parking for several vehicles. An attached garage provides further parking/storage with up and over door and power connection.

The gardens comprise an attractive front lawn with established shrub/plant borders and an additional small garden area in front of the blocked paved parking space. A block paved pathway continues to the front and to the side of the bungalow, leading to a delightful large rear garden which is fence enclosed with lawn and an extensive raised timber deck sun patio directly accessed from the Sun lounge. Delightful far reaching views can be enjoyed across the rural aspect to the rear. There is further hard paving and gravel patio areas to one side of the garden. Additionally there is a log store, external power and water tap, with an oil fired central heating boiler and storage tank being externally located.

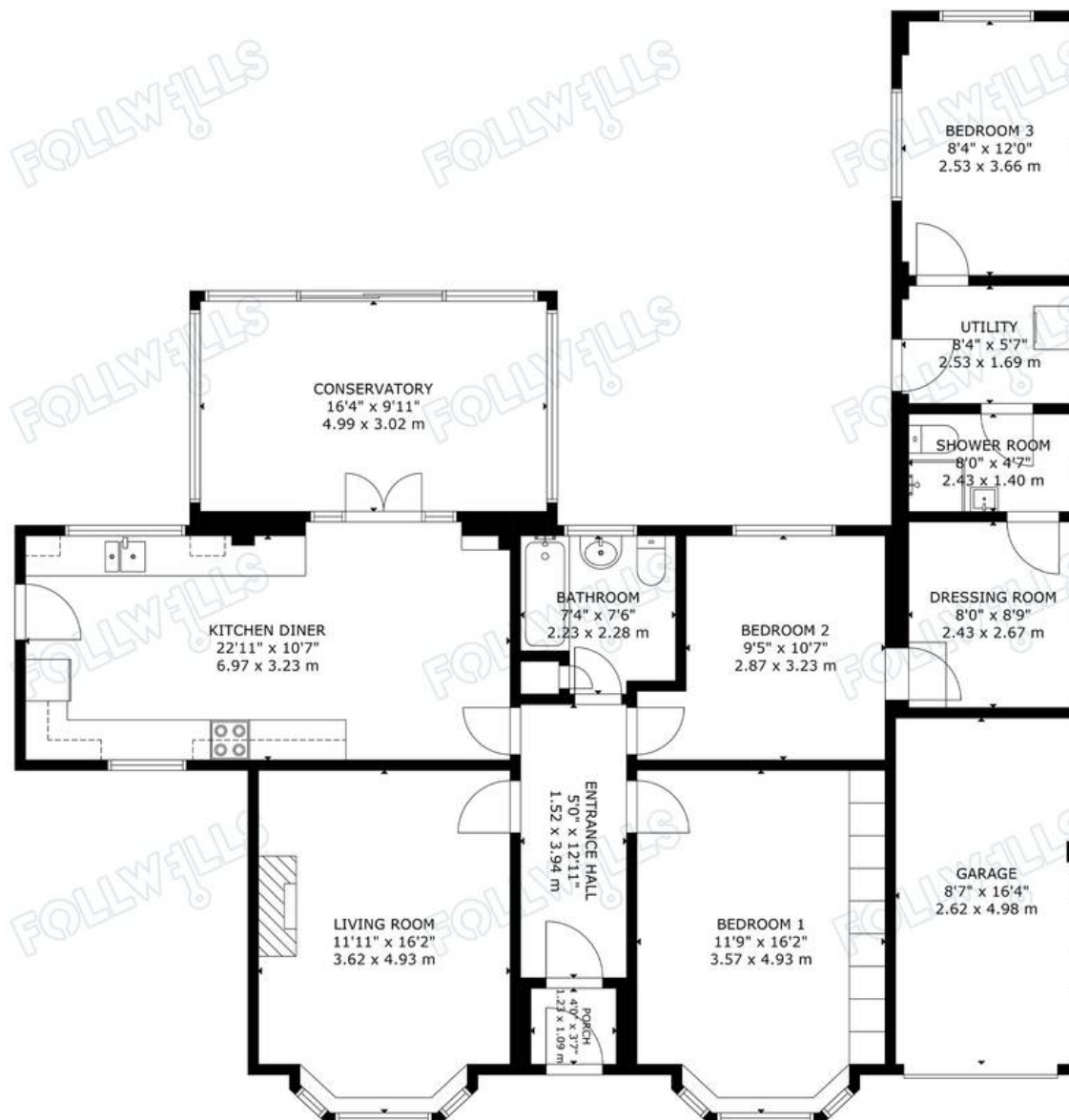
Agent notes: – The vendors have advised that the property includes pedestrian width access along the right hand side of the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





FOLLWELLS

GROSS INTERNAL AREA
 TOTAL: 124 m²/1,340 sq ft
 GROUND FLOOR: 124 m²/1,340 sq ft
 EXCLUDED AREAS: GARAGE: 13 m²/141 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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