Dingle Lane

Hilderstone, Stone, ST15 8SG









Hilderstone, Stone, ST15 8SG £899,950



A beautifully presented and spacious detached house that has the considerable benefit of an equally impressive self contained annexe also flexibly planned to form part of the main house. Occupying a lovely plot with a heated swimming pool & entertaining area with excellent garden beyond with fine rural views.

The property is located on the rural edge of this very popular village which is within easy access of the immensely popular canal town of Stone and the county town of Stafford. The main roads in the area provide excellent access to many arterial roads and also the M6.

Accommodation

Entrance door opens into the impressive reception hall providing a most welcome introduction with Amtico floor that extends into the cloakroom fitted with a wash basin and integrated WC.

The superb lounge has a contemporary deep modern pelmet with integrated lighting, a modern log effect fire and French doors open to the terrace and garden. A separate dining room has French style doors to the front of the property.

A simply stunning sitting room has a vaulted ceiling that incorporates high level windows and full width bi-folding doors opening to the terrace and garden beyond. A marble fireplace has a modern log effect fire, Karndean flooring runs thoughout and stairs gracefully rise to the gallery landing above.

The dining kitchen has an extensive range of units complemented by granite work surfaces and a Belfast style sink. The Falcon range oven may be available to purchase by separate negotiation. There is a tiled floor to the kitchen area and a wooden floor to the spacious dining area which has two pairs of French style doors opening to the sun terrace and swimming pool.

A utility room again has an extensive range of units and space and provision for domestic appliances. It gives access to a lobby which in turn leads directly into the splendidly appointed annex which comprises a sitting room with patio doors opening to the terrace and pool, kitchen having an extensive range of units, a stainless steel sink and drainer, hob and double oven. A double bedroom has French doors opening to the terrace, built-in wardrobes and an ensuite comprising double width shower, wash basin withintegrated cupboard beneath, WC and chrome towel radiator. The annex also has its own independent access at the side of the house.

Back to the main hall and ascend the stairs to the first-floor gallery landing with a seating area. The extensive, impressive and beautifully appointed master bedroom suite has a bedroom area with contemporary pelmet lighting and a recess for a television, a large dressing area/gym having an extensive range of wardrobes which incorporate five double built in wardrobes, and a large luxurious en suite with exquisite full height tiling, a bath set into a modern tiled surround with recess for TV, separate walk-in shower with both conventional and water fall heads, ceramic oval wash basin, WC and two chrome radiators.

The second bedroom also has its own ensuite with a shower, WC, wash basin, chrome towel radiator and lovely views of the garden and fields beyond.

Bedrooms three, four and five are also double bedrooms served by a beautifully appointed family shower room with stylish tiling, shower with both conventional and water fall heads, WC and wash basin set into a modern unit plus a chrome towel radiator.

The property is situated off a shared private drive which in turn leads to its own block paved drive capable of parking numerous vehicles and gives access to the double garage together with a further gated area to the side.

At the rear a beautiful extensive sun terrace gives access to the outdoor heated swimming pool that has a fully automated testing and dosing system together with a heat exchanger. An extensive lawn lies beyond with established borders that is slightly elevated therefore enjoys some wonderful views. Useful garden store.

Agents Notes

Hilderstone is situated within a conservation area. The property is approached via a shared private drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). **Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/061020

Local Authority/Tax Band: Stafford Borough Council / Tax Band G









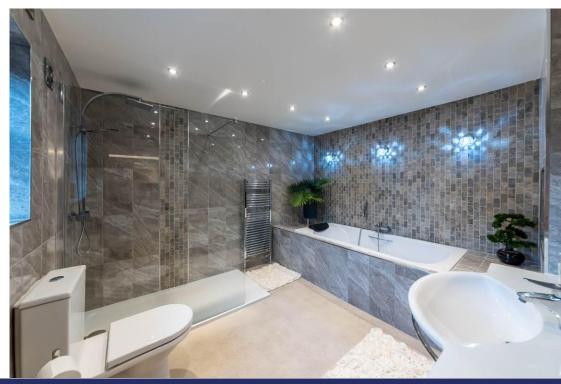
























ANNEX PHOTOS







While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.





Agents' Notes

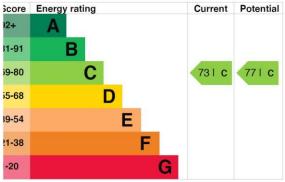
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John German

12 Salter Street, Stafford, Staffordshire, ST162JU

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | East Leake | Lichfield | Loughborough Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

















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