

Dingle Lane

Hilderstone, Stone, ST15 8SG

John 
German






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£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 throughout 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 with integrated 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 ensuite 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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