



31 AIRDALE ROAD, STONE
ST15 8DP



A SUBSTANTIAL 6 BEDROOM DETACHED HOME

A substantial 6 bedroom detached house on Stone's premier road, set
in approx. 0.44 acres.



6 4 2 E

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

w3w: //roadways.kebab.gentle

Guide Price: £1,250,000



31 AIRDALE ROAD, STONE

Approached via an in and out driveway, 31 Airdale Road is a substantial detached residence located on Stone's premier road, within walking distance of the town centre. Having been extended, remodelled and refurbished by the current owners, the house now offers extensive accommodation which incorporates excellent versatility all set within a large garden plot of approx. 0.44 acres.









THE PROPERTY

A contemporary front door opens to an entrance porch, which includes underfloor heating and an abundance of storage. The entrance hall includes access to all principal ground floor accommodation as well as the guest WC. One side of the house is dedicated to the expansive open plan kitchen dining family room. The kitchen area is set at the front of the house and includes a range of bespoke painted cabinetry set beneath a Corian worksurface. There are a range of integrated appliances including electric AGA, induction hob, oven, microwave, dishwasher, under counter fridge, wine cooler and American style Fisher & Paykel fridge freezer. The kitchen area includes a breakfast bar, whilst the dining area extends to the rear of the house and includes doors to the terrace. Off the middle of the entrance hall is the sitting room which offers a cosier atmosphere with plenty of space for seating, centred around a cream enamelled wood burner, with double doors from the extended bay window to the terrace. The hallway continues to the cinema / games room which is an exceptional entertaining space. Extending from the front to the back of the house and including a bank of bi folding doors to the terrace, the space includes ceiling mounted drop-down projector screen with projector and Dolby Atmos sound system. The wood burner provides an excellent focal point while there is also a door to the utility room, which includes additional storage and a door to outside.







UPSTAIRS

Stairs rise from the entrance hall to the spacious and bright first floor landing. The principal bedroom is well proportioned and filled with light via a bay window and incorporates a wall of fitted wardrobes. There is a spacious en suite bathroom with separate shower with electric underfloor heating installed.

There are a further three double bedrooms at first floor level (one with en suite) and a large family shower room as well as a further family bathroom with separate shower. There are two additional rooms which could be used as bedrooms but have previously been used as a home office or even an exercise room.





The second floor offers an additional bedroom with vaulted ceiling and separate WC with sink. All in all, the first and second floors could offer up to seven bedrooms depending on the needs of a buyer.





GARDENS & GROUNDS

Electric gates open to an in and out driveway, with parking for numerous vehicles and access to the garage / garden store. To the rear, the garden is split into four sections. An expansive southeast facing terrace provides plenty of space for outside seating and entertaining while steps lead down to a further section of garden which is mainly laid to lawn. A block paved pathway winds down to a further terraced area which provides further space for seating. Steps lead down to an Astro turfed 5 a side football pitch which includes lighting. This area could easily be converted into a tennis court if required. All in all, the plot totals approx. 0.44 acres.





LOCATION

31 Airdale Road is nestled on the edge of the canal town of Stone, overlooking Moddershall Valley Conservation area yet within half a mile of the bustling high street. Stone offers a broad range of local shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in October. The nearby Trentham Estate offers delightful walks, boat trips, and plenty of shops and restaurants to choose from. There is an excellent range of schooling within the immediate area and a selection of these include Oulton First School, St Dominic's Priory School, Alleyne's Academy, Yarlet School and Stafford Grammar. Accessibility is excellent with the A34 providing a swift connection to the M6 at J15 whilst a few miles to the north is the A50 offering the easy link to the M42 and M1. Stafford Station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both East Midlands and Manchester Airports are within an hour drive.







31 Airdale Road, Stone, ST15 8DP
Approximate Gross Internal Area
Main House = 351 sq.m/3778 sq.ft
Garage = 9 sq.m/97 sq.ft
Total = 360 sq.m/3875 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.



We would be delighted
to tell you more.

Mitchell Glassey

01785 331961

mitchell.glassey@knightfrank.com

Knight Frank Stafford

The Moat House, Newport Road, Stafford
ST16 2EZ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.