



40, Kibblestone Road, Oulton, Stone, ST15 8UJ



**Asking Price £562,500**

Potential with a Capital P! Whether you're dreaming of a stylish renovation or your own grand design, this mature detached bungalow could be the one! Set on a generous plot in a sought-after village just over a mile east of Stone, this property offers space, privacy, and a world of possibilities.

Tucked away in a quiet, leafy position, the bungalow enjoys a lovely setting with gardens on all sides, one of which borders the scenic Kibblestone Scout Camp. Inside, the accommodation is generously proportioned and all on one level, making it both spacious and accessible throughout. Step through the front door and you'll find: Two large reception rooms, a substantial kitchen with space for casual dining, separate laundry room, four well-sized bedrooms, en-suite shower room to the principal bedroom, guest shower room with potential to convert into a full wet room and a separate study/home office. Outside, the mature gardens offer a private retreat, with a detached double garage and ample parking for several vehicles. Located within strolling distance of the village primary school, church, and local pub, with open countryside quite literally beyond the garden gate—this is a home that truly combines village charm with excellent potential. Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>





**Enclosed Porch**  
With upvc double glazed outer door.

**Entrance Hall**  
An welcoming reception area with upvc double glazed inner door, cloaks cupboard and store, access hatch to loft space. Radiator. We believe there may be a parquet wood block floor under part or all of the hall.

**Lounge**  
A very spacious sitting room which features windows to two sides and French doors to the rear opening to the garden terrace. Stone built fireplace and plinth. TV aerial connection. Two radiators.

**Dining Room**  
Window to the side of the bungalow. Radiator.

**Breakfast Kitchen**  
A large kitchen with space for casual dining. The kitchen features an extensive range cupboards with gloss 70s style cabinet doors and coordinating Formica work surfaces with inset sink unit. Gas hob and eye level electric double oven. Fitted corner bench seat and space for a table. Windows to the front and side of the bungalow, enjoying lovely open views over farmland at the front. Radiator.

**Laundry**  
Fitted base cupboard and sink unit, plumbing for washing machine and space for a dryer. Wall mounted 'Worcester' gas fired central heating boiler. Window to the rear and part glazed 'back door'.

**Main Bedroom**  
With rear facing window overlooking the garden, built-in wardrobes to one wall and additional storage. Radiator.

**En-Suite**  
Walk-in shower enclosure with thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height, rear facing window. Radiator.

**Bedroom 2**  
A very generous double bedroom with rear facing window and built-in wardrobe. Radiator.

**Bedroom 3**  
Double bedroom with rear facing window and built-in wardrobe. Radiator.

**Bedroom 4**  
Double bedroom with rear facing window, built-in wardrobe and vanity unit with basin. Radiator.

**Study / Bedroom 5**  
Ideal as a home office or occasional bedroom. Fitted desk unit and window to the front enjoying open views. Radiator.

**Shower Room**  
A smart modern shower room with white suite featuring; walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tiled floor, chrome heated towel radiator. Window to the front of the bungalow.

**Outside**  
Westlands is the 'last property in the village' and adjoins the fringe of Kibblestone Scout Camp along its eastern boundary. The property occupies a generous garden plot, set well back from the road with good frontage providing parking for several cars together with a detached 2 car garage. The gardens are mainly lawn with established borders formed by a variety of shrubs, trees & hedges. Fully enclosed lawn rear garden bordered by tall hedges with paved patio area across the rear of the bungalow. Space for storage to either side of the property.

**General Information**  
Services; Mains gas, water, electricity & drainage. Mains gas central heating with recently installed Worcester boiler

**Council Tax Band G**

**Tenure; Freehold**

**Viewing by appointment**

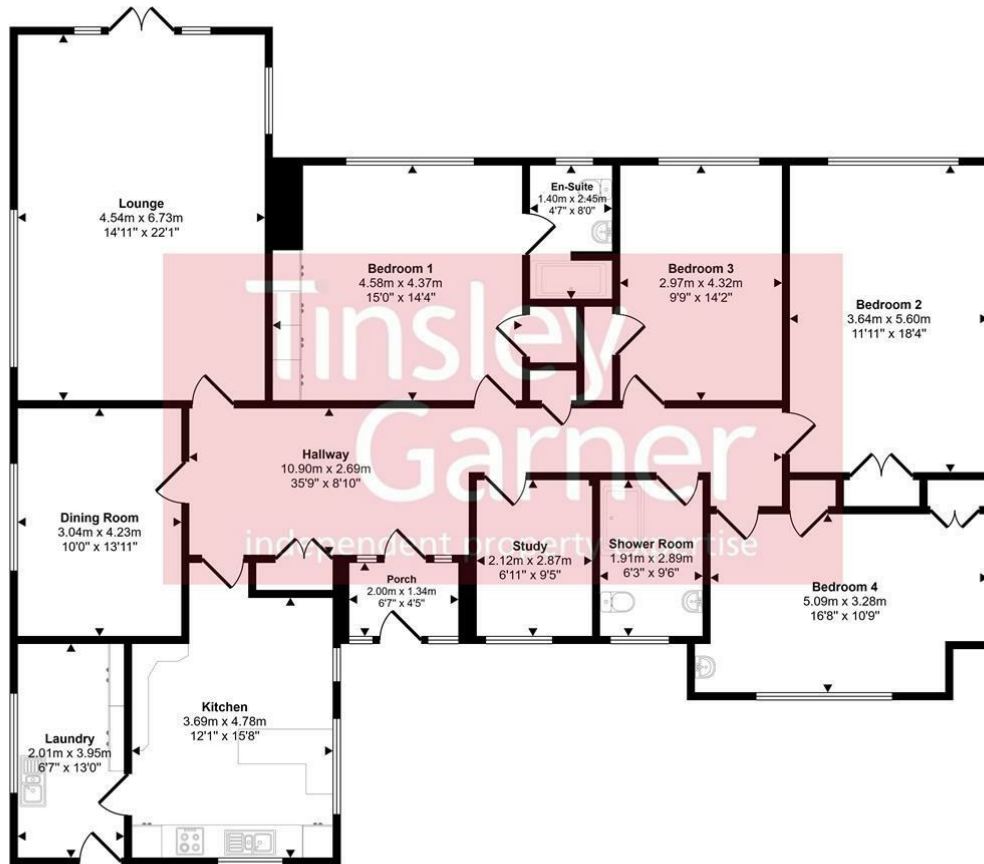
**For sale by private treaty, subject to contract.**  
**Vacant possession on completion.**







Approx Gross Internal Area  
194 sq m / 2083 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
81		
65		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		
69		
55		