



Arden House, Aston Lane, Aston, Stone, ST15 0BW



**Asking Price £570,000**

**NO UPWARD CHAIN.** A thoroughly modern family home, set in large private gardens in a village location one mile to the south of Stone. This is a smart, well presented house which has been extensively upgraded, providing spacious & adaptable accommodation with space to accommodate a growing family, whilst boasting a host of energy saving features. There are spacious living areas, stylish modern kitchen with adjoining open plan dining area, utility room and downstairs loo, four double bedrooms, en-suite and family bathroom. In addition, the house features a large ground floor study with access through the rear hall which is ideally suited for conversion to a self-contained annexe. Super location in a rural hamlet just to the south of Stone, with country walks on the doorstep, walking distance to Aston Marina and within 30 minutes walk of Stone town centre.



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### Entrance Hall

A bright and spacious reception area with Monarch aluminium part glazed front door and glazed side lights, parquet wooden block flooring, turned staircase to the first floor accommodation and a spacious walk-in cloaks cupboard with radiator. Radiator with decorative cover. Doors to the lounge and to the kitchen.

### Sitting Room

A very good size sitting room with lots of natural light from large windows to the front and rear, chimney breast with raised hearth and fitted gas fired stove in a cream enamel finish. TV aerial connection, two radiators with decorative covers. Door opening through to the dining room.

### Dining Area

The dining room is open plan to the kitchen and has large Monarch aluminium sliding patio windows to the rear of the house opening to the garden terrace, radiator with decorative cover.

### Kitchen

Bold, bright and a cook's delight! This lovely kitchen is fitted with an extensive range of base cupboards with traditional style painted wooden doors finished in pale blue with contrasting solid oak work surfaces. Integrated appliances comprising: Rangemaster 1200mm gas cooker with matching extractor hood, fully integrated dish washer, two fully integrated refrigerators and two freezers. There are two inset sink units with monobloc mixer taps, larder cupboard, Ceramic wall tiling between the work surfaces and display shelving and mosaic effect vinyl floor covering. Windows to the front and rear of the house.

### Utility / Rear Hall

A spacious utility area which is fitted with an extensive range of base units with cream coloured cabinet doors and granite effect work surfaces with inset enamel 1½ bowl sink unit, plumbing for washing machine and space for a dryer. Large linen cupboard with double doors housing the central heating boiler which is a modern Worcester Bosch gas fired installation. Window and stable door to the side of the house, internal door to the garage and door through to the study

### Cloakroom & WC

Fitted with a white suite comprising: WC and wash basin, ceramic wall tiling to half height. Window to the side of the house.

### Study

A superb addition to the living space and a highly versatile room which is suitable for a variety of uses. Originally a garage, room has been fully converted by the present owners to form a bright & spacious study / home office with windows to the side and rear and French doors to the rear opening to a lean-to greenhouse.

### Landing

Gallery landing with window to the front of the house, radiator.

### Main Bedroom Suite

Master bedroom comprising: lobby area with large linen cupboard and shelving, archway into a walk-in wardrobe with hanging rails and shelving. Archway through to the bedroom. The bedroom has a window to the rear overlooking the garden, radiator.

### En-Suite Bathroom

A luxury en-suite fitted with a white contemporary style suite with chrome fittings comprising: corner 1000mm shower enclosure with glass screen and thermostatic shower, vanity cupboards with Corian sink top, bidet and WC. Ceramic wall tiling and tiled floor. Inset ceiling spotlights, radiator. Window to the front of the house.

### Bedroom 2

Fitted bedroom furniture comprising: wardrobe and matching storage chests, window to the rear of the house overlooking the garden, radiator.

### Bedroom 3

Window to the rear of the house with garden views, radiator.

### Bedroom 4

Window to the front of the house, broadband connection, radiator.

### Bathroom

A beautifully appointed family bathroom fitted with a white suite with chrome fittings comprising: bath with hand shower attachment, built in vanity cupboards with Corian sink top, WC and shower enclosure with glass screen and thermostatic shower. Ceramic tiled floor and wall tiling to full height. Heated towel radiator, inset ceiling lights.

### Outside

Arden House occupies a large mature plot close to the end of Aston Lane within strolling distance of open countryside. The gardens are mainly lawn with extensive well stocked borders, established trees and hedges, productive kitchen garden and a huge block paved patio. The rear gardens are west facing and enjoy sun throughout the day. The greenhouse, garden shed, rainwater butts and compost bins are included in the sale.

### General Information

Services Mains gas, water, electricity & drainage. Gas fired central heating. The house is fitted with solar panels which supplement the electricity supply to the property and are on the higher tariff providing a tax free index-linked income for a period of 22 years from the date of installation.

### Council Tax band E

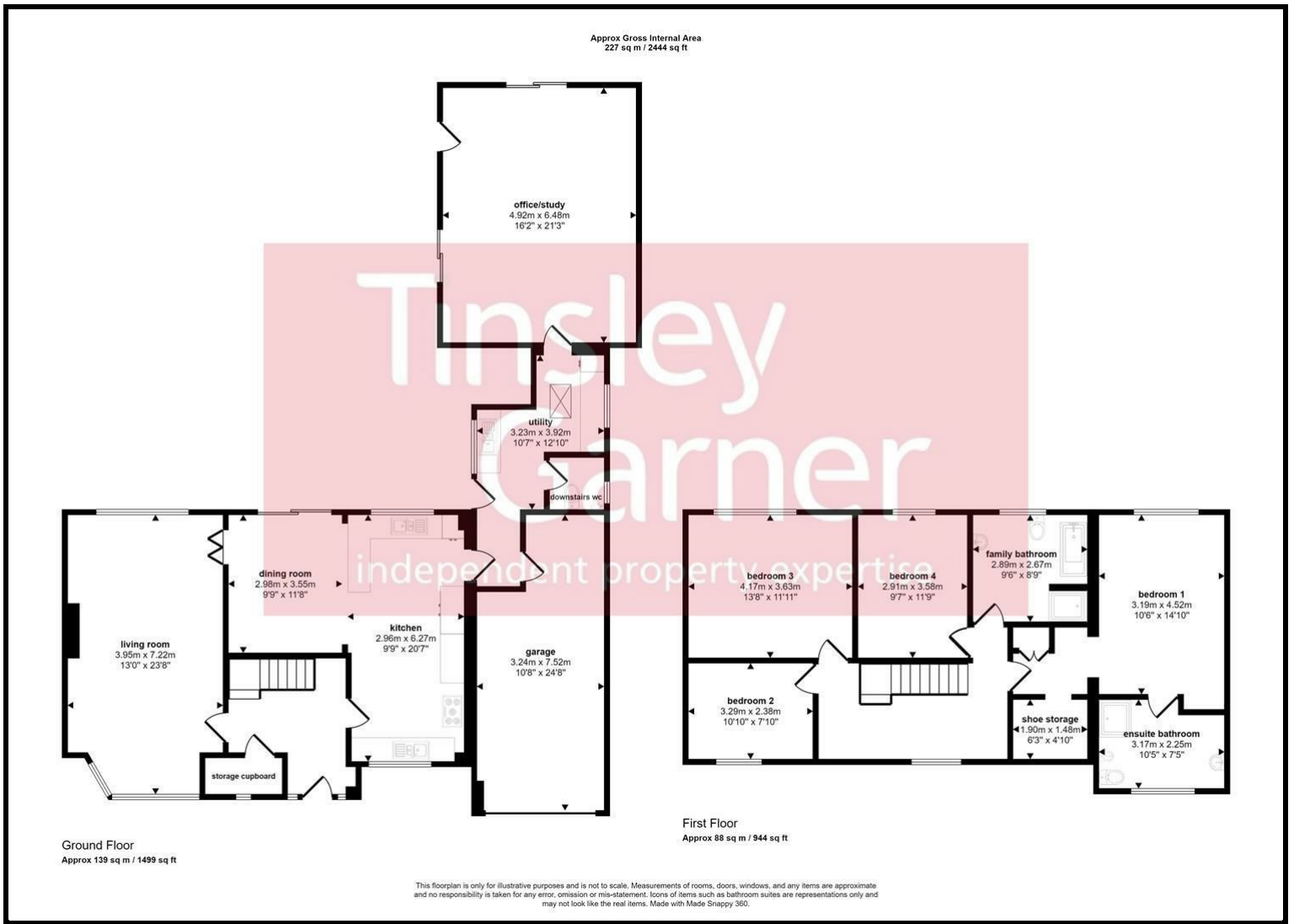
### Viewing by Appointment

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









Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) <b>A</b>		82	84	
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) A		69	69	
(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		