

**Tinsley  
Garner**  
independent property expertise



211, Newcastle Road, Stone, ST15 8LF



**Asking Price £650,000**

A Timeless 1920s Classic – Reimagined for Modern Living. A beautifully re-imagined 1920s family home, set in a popular residential suburb on the outskirts of Stone. Extensively remodelled by the present owners, this is a thoughtfully designed property that perfectly blends period character with contemporary comfort – catering to every requirement of modern family life. The accommodation is both spacious and beautifully appointed, featuring a welcoming entrance hall, a cosy sitting room, and a fabulous open-plan kitchen, dining and family room with wood-burning stove, complemented by a light-filled garden room extension. Upstairs is equally impressive, with a full main bedroom suite complete with dressing room, walk-in closet and en-suite bathroom. Three further bedrooms and a luxurious family bathroom complete the first floor. Outside, a large private garden provides oodles of space for outdoor living, enjoying a sunny south-west facing aspect to the rear – the perfect setting for family life and entertaining. Perfectly positioned for commuting north and south, just a 15-minute walk from Stone town centre and close to the canal towpath for escapes to the countryside and endless dog walking opportunities.



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





#### Entrance Hall

A welcoming reception area with composite part glazed front door and feature wall panelling with original plate rack. Turned staircase to the first floor landing with storage below.

#### Lounge

A lovely sitting room which has a bay window to the front of the house and a smaller window to the side, chimney breast featuring period style fire surround and tiled inset, raised stone flagged hearth and open fire. Original picture rail.

#### Cloaks & WC

With white traditional style suite with WC and pedestal basin. Ceramic tile floor.

#### Open Plan Living Kitchen

A fabulous open plan kitchen with space for living, dining and entertaining. The kitchen features an extensive range of wall and base cupboard with painted 'shaker' style cabinet doors and contrasting oak block work surfaces with inset Belfast ceramic sink with chrome pillar tap. Matching island with quartz counter top and storage to both sides. Faux chimney breast with inset dual fuel range cooker, Aga shelf and feature brick inset, fully integrated dish washer, refrigerator and freezer. Rera facing window overlooking the patio. Ceramic tile floor extending through to the dining area and laundry.

#### Dining Area

French doors to the rear opening to the patio

#### Family Room

A super casual living space which has French doors to the rear leading through to the conservatory, Chimney breast with wooden mantle, raised slate hearth and wood burning stove. Fitted shelving and cupboard to the chimney alcove, wood effect flooring extending through to the conservatory.

#### Conservatory

A lovely garden room extension which has French doors opening onto the patio area. Built on a brick base with upvc double glazed windows and clear glass roof.

#### Laundry

Wall and base cabinets matching the kitchen, space for a washing machine and dryer. Internal door to the garage.

#### Stairs & Landing

Traditional style wooden staircase with feature wall paneling

#### Main bedroom

A spacious principal bedroom with rear facing window overlooking the gardens. Feature wall panelling to one wall.

#### Dressing Room

Walk-through dressing room with large recessed closet and window to the side of the house.

#### En-Suite Bathroom

Luxurious en-suite bathroom with white traditional style suite featuring; rolltop bath with chrome Victorian style hand shower, walk-in shower with glass screen and thermostatic shower, basin & WC. Wall panelling to half height, wood effect floor. Window to the front of the house.

#### Bedroom 2

Spacious double bedroom with bay window to the front of the house. Built in wardrobe and feature period style fireplace. Original picture rail.

#### Bedroom 3

Double bedroom with windows to the rear and side of the house, built-in wardrobe. Original picture rail.

#### Bedroom 4

Small double bedroom with window to the rear of the house and original picture rail.

#### Family Bathroom

A stylish family bathroom featuring a white suite comprising; bath with chrome Victorian style hand shower, walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Wooden wall panelling to half height and wood effect floor. Window to the front of the house.

#### Outside

The house occupies a large plot, enjoying the most delightful south west facing rear garden with sunshine throughout the day, oodles of space for outdoor living and not overlooked from the rear. Immediately to the rear of the house there is a private patio area which offers lots of space for outdoor living with steps leading down to a long lawn garden flanked by established hedges and mature trees, with additional paved seating area and space for a hot tub.

Driveway parking to the front of the house with space for several cars, together with an integral single garage with up and over door, light and power.

#### General Information

Services; Mains gas, electricity, water & drainage. Gas central heating

#### Council Tax Band D

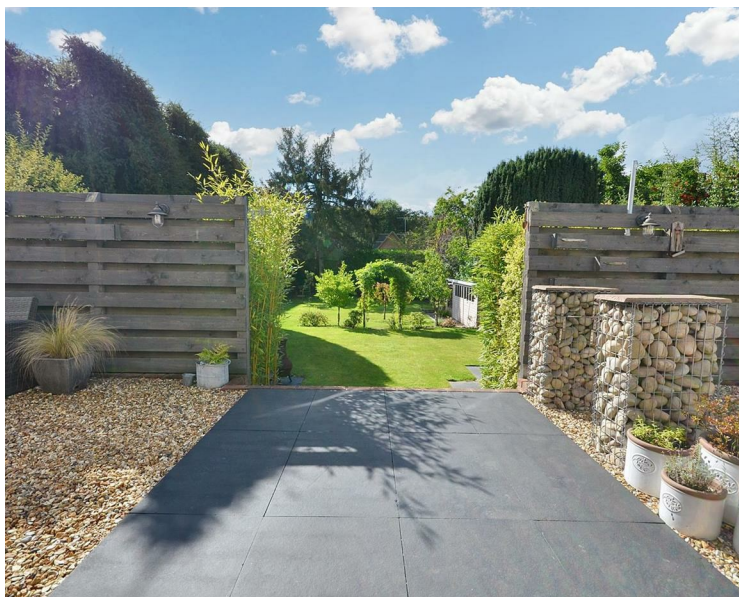
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.

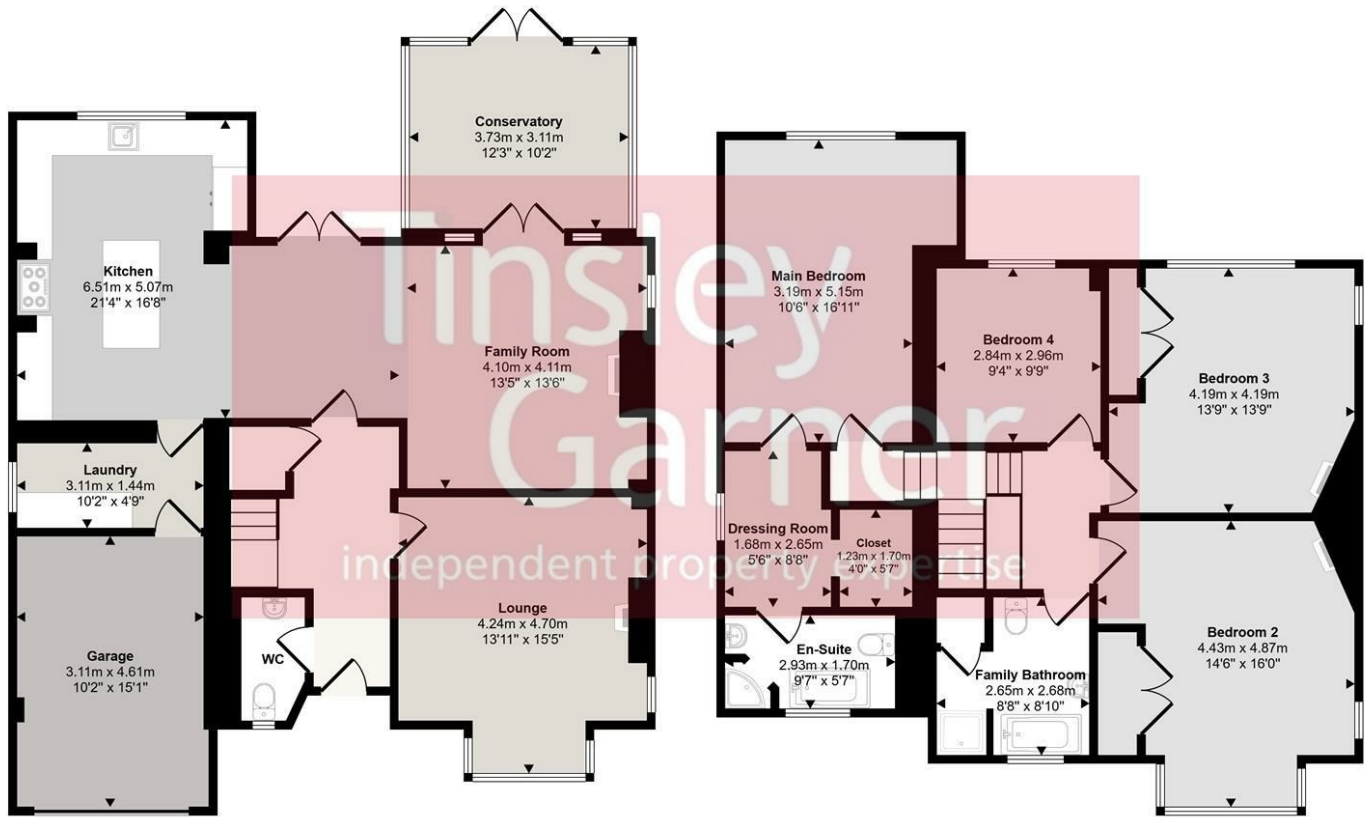
Vacant possession on completion.







Approx Gross Internal Area  
212 sq m / 2279 sq ft



Ground Floor  
Approx 114 sq m / 1227 sq ft

First Floor  
Approx 98 sq m / 1052 sq ft

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		

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		