



31 Airdale Road Stone Staffordshire ST15 8DP

**Tinsley  
Garner**  
Independent property expertise



A, fabulous family home in the best of locations. Thirty One Airdale Road presents a unique opportunity to acquire a luxurious property set in about 0.4 acres of private gardens in one of Stone's most prestigious residential suburbs, less than half a mile from the vibrant town centre. The house has been substantially extended and re-modelled by the present owners to offer spacious, beautifully appointed accommodation which is finished to a high specification and caters for every requirement of twenty-first century living.

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#### Reception Hall

Enclosed porch leading through to a spacious reception area which has a bay window to the front of the house with window seat, Karndean herringbone pattern wood effect flooring & oak staircase.

#### Cloakroom & WC

White traditional style suite with WC and basin. Mosaic tile floor and wood panelled walls. Heated towel radiator.

#### Lounge

A spacious living room reaching out into a garden room extension giving direct access to the patio. Chimney breast with inset wood burning stove standing on a stone flag hearth with wooden mantle.

#### Open Plan Dining Kitchen

A spacious open plan kitchen with space for living, dining & entertaining. Featuring an extensive range of bespoke wall & base cupboards with traditional style painted cabinet doors and coordinating white Corian work surfaces with Belfast ceramic sink. Electric AGA range supplemented by a ceramic induction hob, eye level oven and combination microwave. Dishwasher and inset Fisher & Paykel stainless steel refrigerator / freezer, integrated refrigerator and wine cooler. Adjoining dining area and sitting space with built in media cabinet. Ceramic tiled floor throughout with electric under floor heating.

#### Inner Hall

Leading through from the entrance hall to the family room. Full height windows to the front of the house.

#### Family / Cinema Room

A fabulous entertaining room which features full width bi-fold doors to the rear opening onto the patio area. Chimney breast with inset wood burning stove on a slate hearth. Karndean herringbone pattern wood effect flooring. Media installation with integrated sound system and automated drop down cinema screen and projector.

#### Laundry

Wall and base cupboards with traditional style painted cabinet doors a Corian work surface with under set sink. Integrated refrigerator. Karndean flooring matching the family room. Glazed door to the rear opening to the patio.





#### First Floor Landing

Spacious landing with two windows to the front of the house.

#### Principal Bedroom

Spacious double bedroom with bay window to the rear of the house enjoying views over woodland with the Moddershall Valley as a backdrop. Built-in wardrobes to the length of one wall. Wood effect flooring.

#### En-Suite Bathroom

Luxury en-suite featuring a white suite with freestanding bathtub, basin on wooden wash stand with marble counter top, WC and walk-in shower enclosure with glass screen and thermostatic rain shower. Part ceramic tiled walls and patterned ceramic tile floor with electric under floor heating. Heated towel radiator.

#### Bedroom 2

Double bedroom with rear facing window and open views.

#### Bedroom 3

Double bedroom with built-in wardrobes to one wall. Front facing window.

#### Family Bathroom

Adjacent to bedrooms 2 & 3, featuring a white suite with bath, vanity basin and enclosed cistern WC. Walk-in shower enclosure with glass screen and thermostatic shower. Ceramic tiled floor and wall tiling to full height.

#### Bedroom 4

Double bedroom with fitted wardrobes, storage and media unit to one wall. Rear facing window with open views.







#### En-Suite Shower Room

Featuring a white suite with walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tiled floor and wall tiling to full height.

#### Guest Bathroom

Featuring a white traditional style suite with walk-in shower enclosure with thermostatic rain shower, painted wooden wash stand with Corian top and inset sink, WC. Marble floor tiling and matching wall tiling to the shower enclosure. Electric under floor heating.

#### Study / Single Bedroom

With front facing window.

#### Single Bedroom

Corner window to the front / side of the house.

#### Second Floor Landing

Window to the side of the house.

#### Bedroom 5

Large double bedroom with vaulted ceiling and dormer windows to the front and rear. Adjacent cloakroom with WC and hand basin.

#### Outside

The property is located at the top of Airdale Road, set in a large plot extending to approximately 0.41 acres with a woodland backdrop and views towards the Moddershall Valley in the distance. Wide frontage with tall laurel hedge screening the house from the road, two sets of remotely operated gates and semi-circular drive with parking for number of cars.

#### Gardens

The gardens are beautifully landscaped featuring extensive mature gardens to the front and rear of the property which are mainly lawn with planted borders, mature hedges and established trees. Paved patio extending across the rear of the house with lots of space for outdoor dining, sunbathing and lounging. Blocked paved path and steps leading onto an astro turf 5-a-side football pitch which is semi hidden at the bottom of the garden. The area is fenced and could be converted to a tennis court if so desired.



## The Area

The house is discreetly located in a leafy suburban setting on the edge of Stone, a little over half a mile from the town centre and similar distance to the railway station, together with a wide variety of schools and leisure amenities within walking distance.

Countryside walks are on the doorstep and just over 5 miles away are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.

## General Information

Services: Mains gas, water, electricity & drainage, Gas central heating

Council Tax Band G

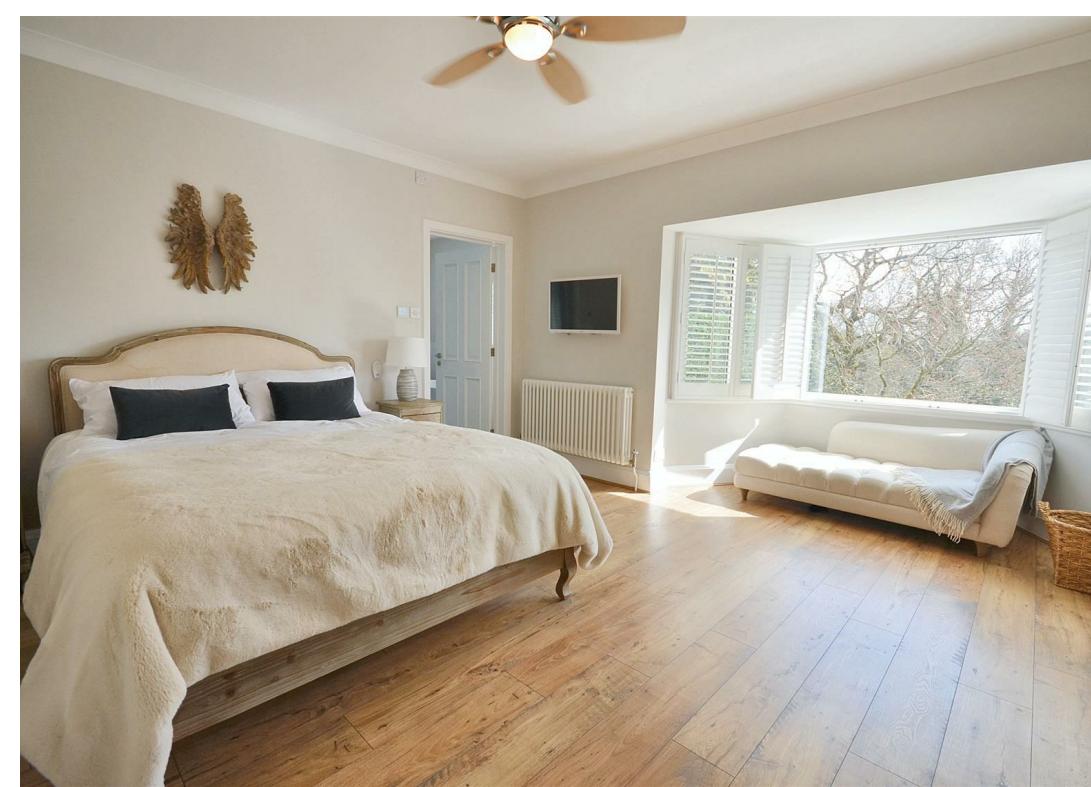
Freehold Asking Price £1,350,000

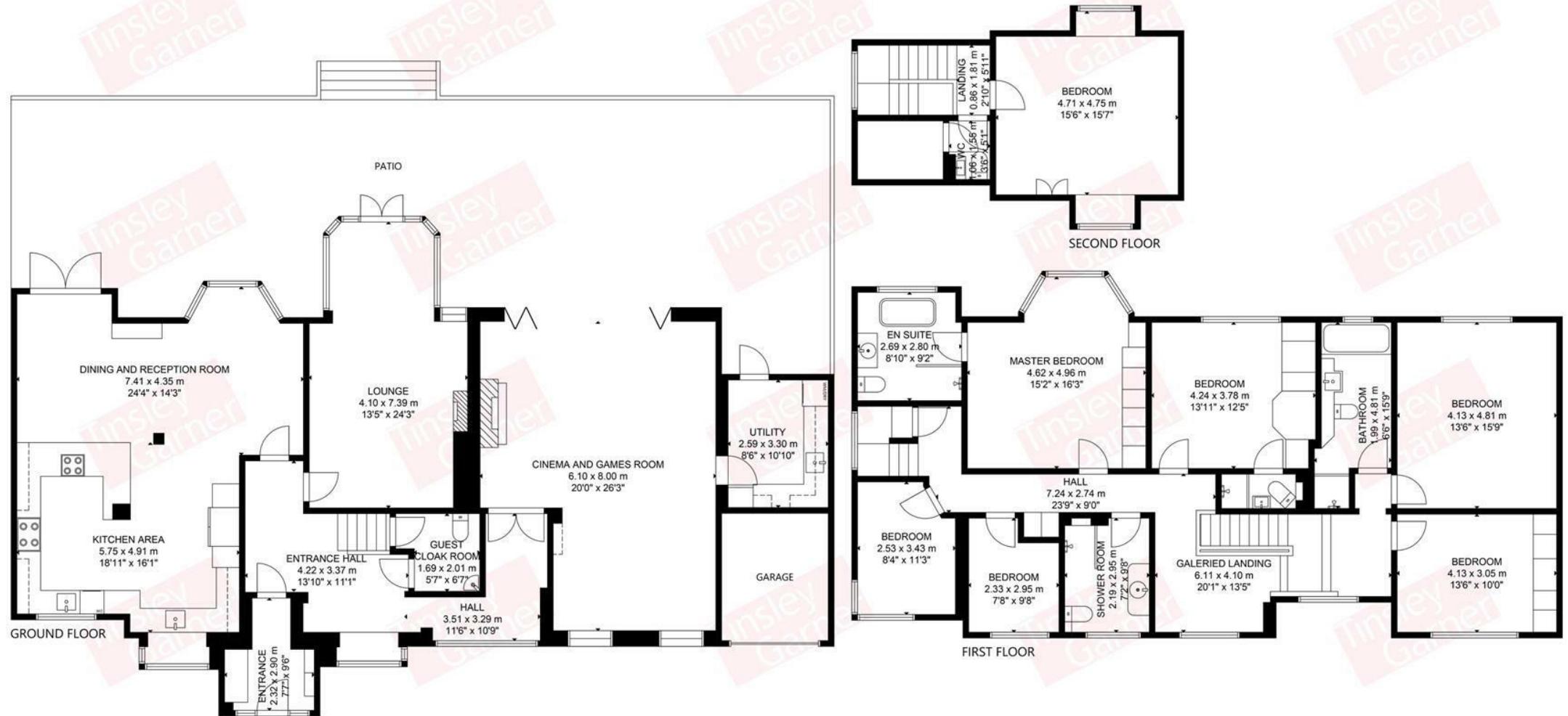
Viewing by appointment

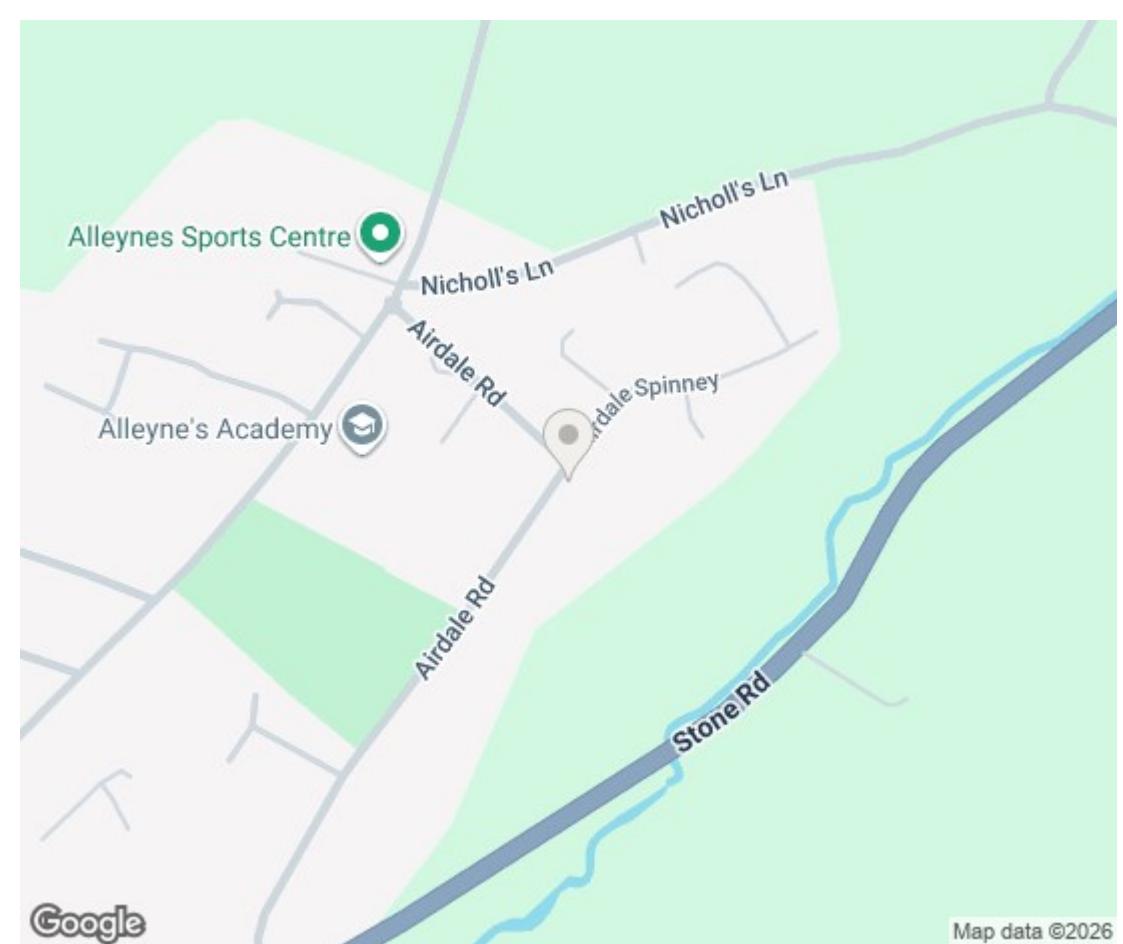
For sale by private treaty, subject to contract.

Vacant possession on completion.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





The Market House Mill Street Stone ST15 8BA

01785 811800

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