



Oakmead House
Aston Lane | Aston | Stone | Staffordshire | ST15 0BW

OAKMEAD HOUSE



Oakmead House is a very well-presented detached modern and contemporary family residence situated in the popular hamlet of Aston and in easy reach of the market town of Stone. The accommodation includes 5 bedrooms 4 bathrooms and 3 receptions, with double garage and off-road parking. In summary an ideal well-presented family home in a popular location.



Oakwood House

GROUND FLOOR

On entering Oakmead House you appreciate the modern, contemporary open plan layout of this lovely family home. The entrance hall with its tiled flooring and central staircase offers plenty of space to greet family or friends, complimented by its neutral décor and styling. This theme continues through the ground floor with a very useful study off the entrance hall and ideal for working from home. The dining room is perfect for those formal occasions with the bay frontage being a particular feature of the room. Double doors lead from the entrance hall to the sitting room which again is spacious in size and a great place to relax in front of the fireplace. This room naturally flows to the rear gardens via the French doors. The contemporary styling continues into the kitchen with the modern appliances required for everyday living and the island being the central focal point and perfect to gather around for an informal chat. A separate very useful utility room sits off the kitchen and a downstairs cloakroom off the entrance hall completes the ground floor accommodation.









SELLER INSIGHT

“ This delightful, visually attractive, double fronted, spacious family home, is set along a quiet lane containing other individual properties. Located in the tranquil village of Aston, close to the vibrant market town of Stone, Oakmead House has been the much treasured home for its owners since 2018.

Alongside being beautifully tucked away in this magical location, it was its convenient proximity to a wealth of outstanding amenities, including its ease of access for travel whether by train, road or air, all of which ticked essential boxes for the owners. Accommodation is plentiful with a highly flexible layout providing many options on use, a huge bonus for a busy family life. Since coming to live here, the owners have added many enhancements thereby increasing the conveniences and luxuries throughout this special home, including each bedroom now having individual amenities. The heart of family life is the kitchen and the total maker given to this area adds to the ease of family cooking or entertaining which the owners love to do. The two rooms at the rear of the house open out onto a spacious patio which, on sunny, warm, days provides the very best for indoor/outdoor living and which, with its outlook onto the garden and beyond, is the perfect spot for total relaxation.

This large patio also features a covered area; an idyllic spot for external dining. The pretty garden is easy to maintain and, with its gated access into the meadow beyond enhances the garden's outlook, but, also, provides a special space for social gatherings of friends and the local friendly neighbourhood.

It is just a few minutes into vibrant, friendly, town of Stone which contains everything required, including excellent schools, sport and leisure amenities, plus opportunities to pursue a host of interests and hobbies. Shopping here is a delight and the monthly Famers' Market is very popular and where a good selection of qualitative local produce is available. The town is also renowned for its annual Food and Drink Festival, plus many themed markets take place throughout the year. Walking in the surrounding area is very pleasurable, including walking along the canal towpath.

A beautiful, immaculate, home in an outstanding location, one which is ready for new owners to unpack their bags and enjoy an exceptional quality of life living here.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The first floor in keeping with the ground floor is spacious and light with an ambiance of modern and contemporary style living. The bedrooms of which there are 4 double bedrooms, and a single are equally well presented with neutral décor and naturally lite. Bedrooms 1-3 have their own en-suite facilities again presented to a high standard as is the family bathroom.















OUTSIDE

The grounds are mainly laid to lawn with a patio area adjacent to the rear of the property and ideal for socialising and includes a covered entertainment seating area. The rear gardens are private and child friendly while the property has plenty of off-road parking for numerous vehicles to the front and leads to the double garage.





LOCATION

Oakmead House is situated in the hamlet of Aston close to the market town of Stone. The nearest railway station is Stone offering access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services

Mains Electricity, Mains Water, Mains Drainage & Sewerage Treatment Plant, Mains Gas

Mobile Coverage: Some 4G and 5G availability. We advise you to check this with your provider.

Broadband Availability – Ultrafast Full Fibre Broadband available at the property, with predicted download speeds of up to 1600 Mbps, and 115 Mbps upload.

EPC Rating: C

Tenure – Freehold

Local Authority: Stafford Borough Council & Staffordshire County Council

Council Tax Band: G

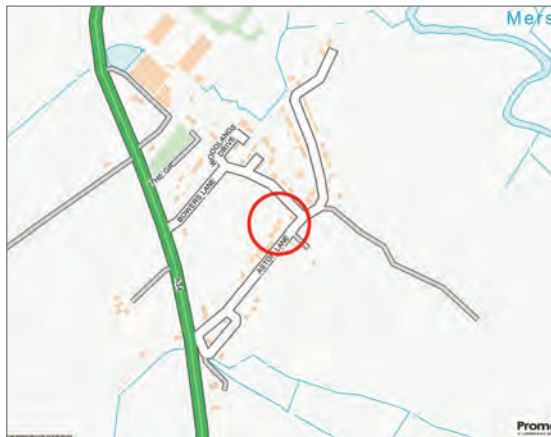
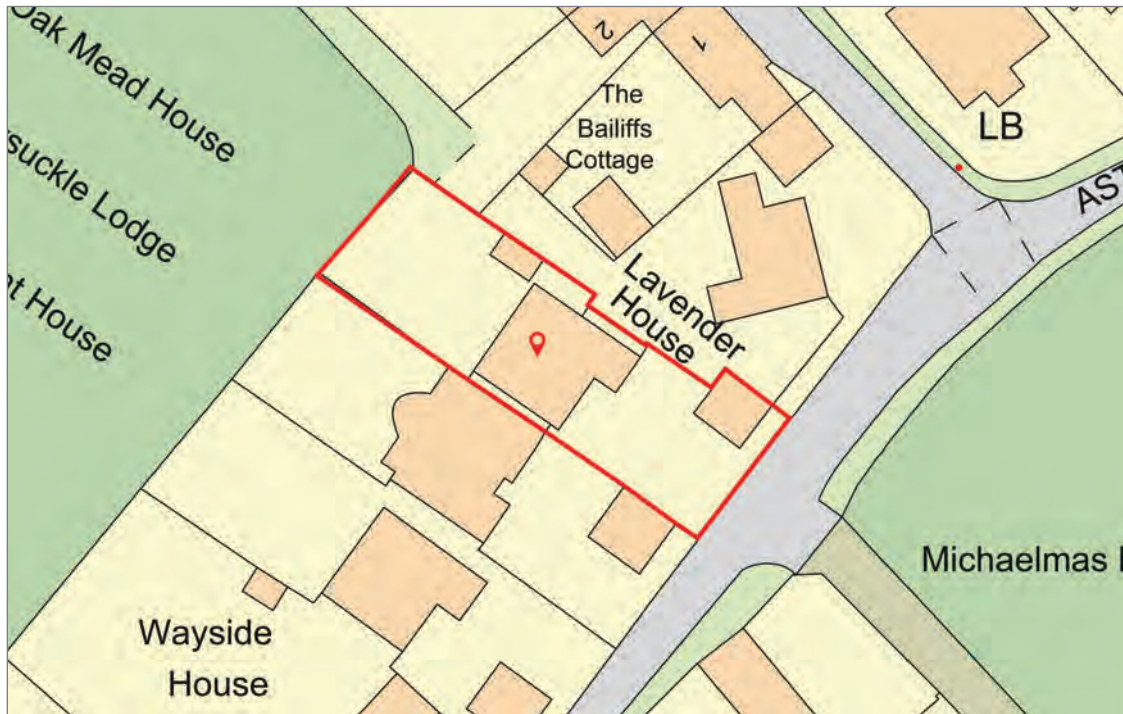
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm

Offers over £700,000



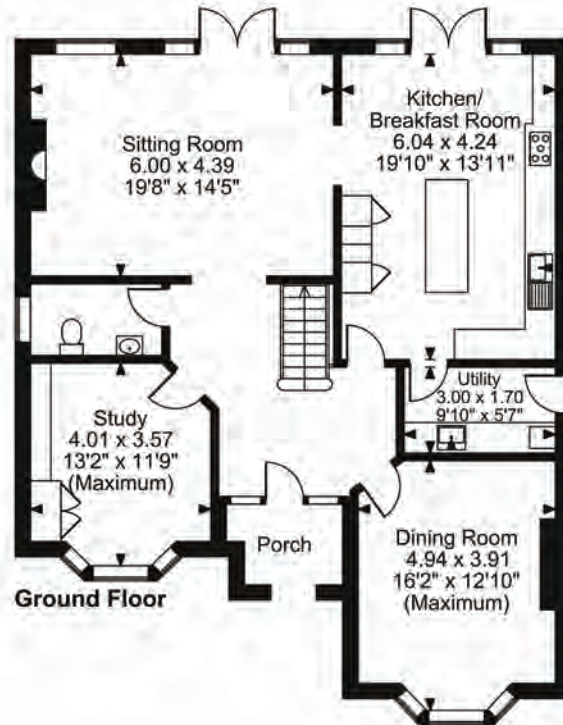
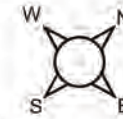
Oakmead House Aston Lane, Aston, Stone

Approximate Gross Internal Area

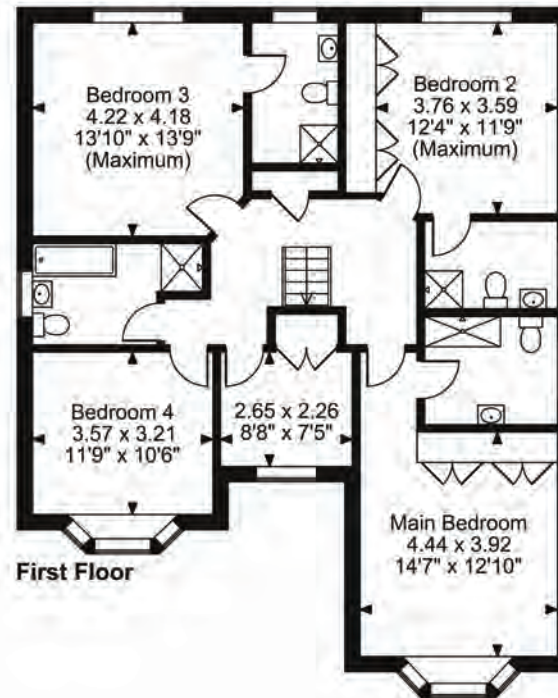
Main House = 2404 Sq Ft/223 Sq M

Garage = 495 Sq Ft/46 Sq M

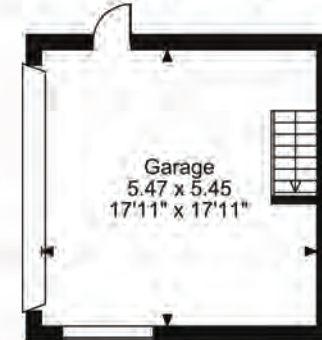
Total = 2899 Sq Ft/269 Sq M



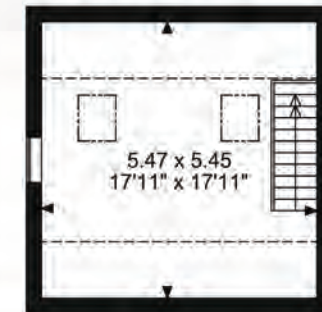
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649792/JCR

FINE COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK
PARTNER AGENT

Fine & Country Staffordshire
07957 299705
email: karl.rusk@fineandcountry.com

Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

