

Offers in Excess of
£627,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



6



2



3



5 REASONS WHY WE LOVE THIS HOUSE:

1

Simply stunning top to toe! Period features galore combined with the ultimate in luxurious 21st Century living!

2

Having undergone a full and comprehensive renovation this is a fabulous opportunity to buy a period home in Stone town centre where you can just move in and crack open the champers!

3

Seemingly endless accommodation, two gorgeous reception rooms and dining room as well as an open plan living and dining kitchen with bifolding doors leading to the garden, five/six bedrooms with bathroom and huge en suite to the master bedroom.

4

Private gated driveway offering plentiful parking, endless stone patios and lush lawns leading to a large brick built workshop fully equipped with power and lighting.

5

The location.....you can wander to town, don your boots for a countryside stroll, all without turning a key in your car!



Stone
156, Oulton Road, Staffordshire, ST15 8DR

01785 814917
stone@jamesdupavey.co.uk



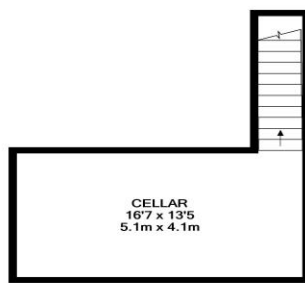
3D VIRTUAL REALITY TOUR AVAILABLE! AVAILABLE NOW - Old or new? I don't hold with less is more or choosing between, if like me, you WANT IT ALL?? This is it, the perfect combination of both! A beautiful period home standing behind a private electric gated entrance with an intercom system, with the most stunningly restored original features which seamlessly blend with the essentials we look for in our homes today. The entrance hall greets you with a Minton tiled floor, lovely high ceilings and the substantial Victorian staircase sweeps you up to the first floor, as you wander through, a large living room to the front with wonderful fireplace awaits, with a stunning walk in bay window literally just sitting and waiting for the annual Christmas tree decoration fest, then a large sitting room overlooks the rear terrace, and a dining room offers a great entertaining space and on through to the heart of the home, a fabulous bespoke open plan living and dining kitchen with built in appliances and bi folding doors leading to the G&T terrace which overlooks the lovely lawned garden with pathway leading to the brilliant workshop which is brick built, fully equipped with power and offers an abundance of uses. On the first floor of the house is the master suite with a to die for en suite, three further bedrooms and a family bathroom, and up again to the second floor where there are two linked bedrooms offered oodles of space and storage and some pretty lovely views! Now, if you've read this far and not started dialing, you better get cracking!

Directions

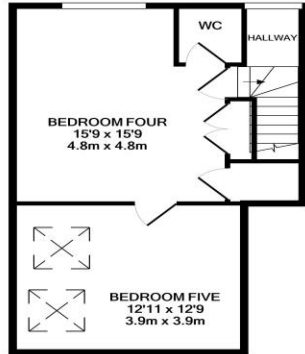
Leave Stone town centre along Radford Street, at the traffic lights turn left onto Old Road and turn immediately right onto the Oulton Road, continue to find the property on the left hand side as indicated by our For sale board



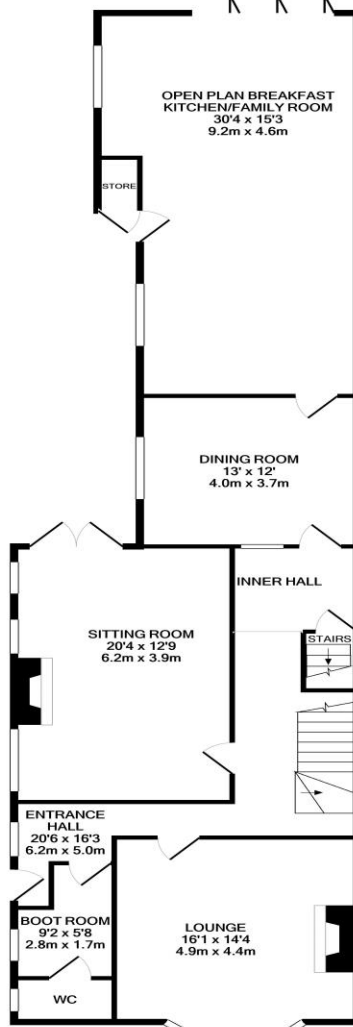
James Du Pavey - Stone



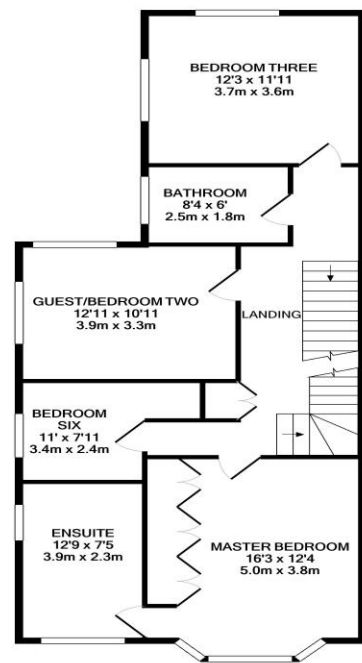
BASEMENT LEVEL



2ND FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold –

Council Tax Band: F

Notes:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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