Tinsley Garner
independent property expertise



28, Granville Terrace, Stone, ST15 8DF

4 2 3

Asking Price £679,000

Motivated vendor for quick sale, back on the market due to no fault of seller!
A rare opportunity to acquire arguably the finest house in Stone's most prestigious residential address.
Number 28 Granville Terrace is a fine example of Victorian architecture on a grand scale, offering spacious accommodation arranged over three floors which has been re-imagined by the present owners to create a functional family home catering to every requirement of modern living whilst retaining a wealth of original period features. To the rear of the house lies a private garden with plenty of space for outdoor living and potential to create off road parking if required. An amazing family house in a fabulous location; a quiet, leafy suburban avenue within strolling distance of the town centre, railway station and a host of other amenities. What more could you possibly need?







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Entrance Porch
Fully enclosed porch with twin glazed outer doors.

Hallway
A welcoming reception area which retains its original beautifully preserved Minton Hollins mosaic tile floor and original cornice. Wooden half glazed front door. Radiator.

Sitting Room
A grand living room with bay window to the front of the house. Chimney breast with period cast iron fireplace and open fire and butler's cupboard built into one of the chimney alcoves. Radiator.

Open Plan Living Room & kitchen
The rear of the house has been re-imagined by the present owners to create a large open plan kitchen and living space with lantern roof light and French doors opening to the gardens. The kitchen features and extensive range of bespoke cabinets with painted wooden doors and granite counter tops and matching island with storage work space and seating for casual dining. Aga gas fired 3 oven range with additional Aga companion which has a further 2 ovens and conventional gas hob top. the adjoining sitting area features a chimney breast with raised slate hearth and wood burning stove, with built-in cupboards to both chimney alcoves. Wooden floor throughout. Radiator.

Dining Room
The dining room leads off the kitchen featuring an open ceiling with skylight windows and French doors to the side opening to the patio. Wooden floor. Radiator.

Utility Room
Features a range of cabinets matching the kitchen, with granite effect counter tops and inset sink unit. Space for a washing machine & dryer. Wall mounted Worcester Bosch gas fired boiler. Wooden floor. Window to the side of the house. Radiator.

Cloakroom & WC
White suite comprising; WC and hand basin. Ceramic tile floor. Radiator.

Landing
Staircase to the second floor landing.

Bedroom 1
A large double bedroom with two windows to the front of the house enjoying panoramic view across the rooftops of Stone. Chimney breast with period fireplace and hearth with wood burning stove. Two radiators.

Bedroom 2
Double bedroom with large rear facing window. Chimney breast with feature cast iron period fireplace. Vanity basin. Radiator.

Study
Compact & bijou work room with window to the side of the house. Radiator.

Bathroom
Featuring a stylish period style suite with; roll top bath with chrome mixer shower attachment, corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Painted wooden floor and part ceramic tile walls. Chrome heated towel radiator. Rear facing window.

Landing
Rear facing window, linen cupboard and access hatch to loft space with pull down ladder.

Bedroom 3
Large double bedroom with window to the front of the house enjoying far reaching views across the rooftops of Stone. Radiator.

Bedroom 4
Double bedroom with window to the front of the house enjoying far reaching views across the rooftops of Stone. Radiator.

Shower Room
Guest shower room with suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tile floor and chrome heated towel radiator & radiator. Rear facing window.

Cellar
Access to the cellar is from a doorway off the living room. Features two room with good head height, ideal for storage or possibly conversion to a media room or office.

Outside
The house is slightly elevated from road level with walled forecourt garden and steps up to the front door. To the rear you will discover a tiered garden with several seating and patio areas, lawn area with planted borders and a secluded patio at the bottom of the garden with installation for a hot tub. The gardens are well kept and offer a good degree of privacy for a house in this locale. Being at the end of Granville Terrace the house is very handy for the town centre with the footpath over the railway bridge leading directly to Mill Street opposite the entrance to Morrisions supermarket.

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

Tenure; Freehold

Council Tax Band F

Viewing by appointment - Virtual Tour available on request

Virtual Tour on Request

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





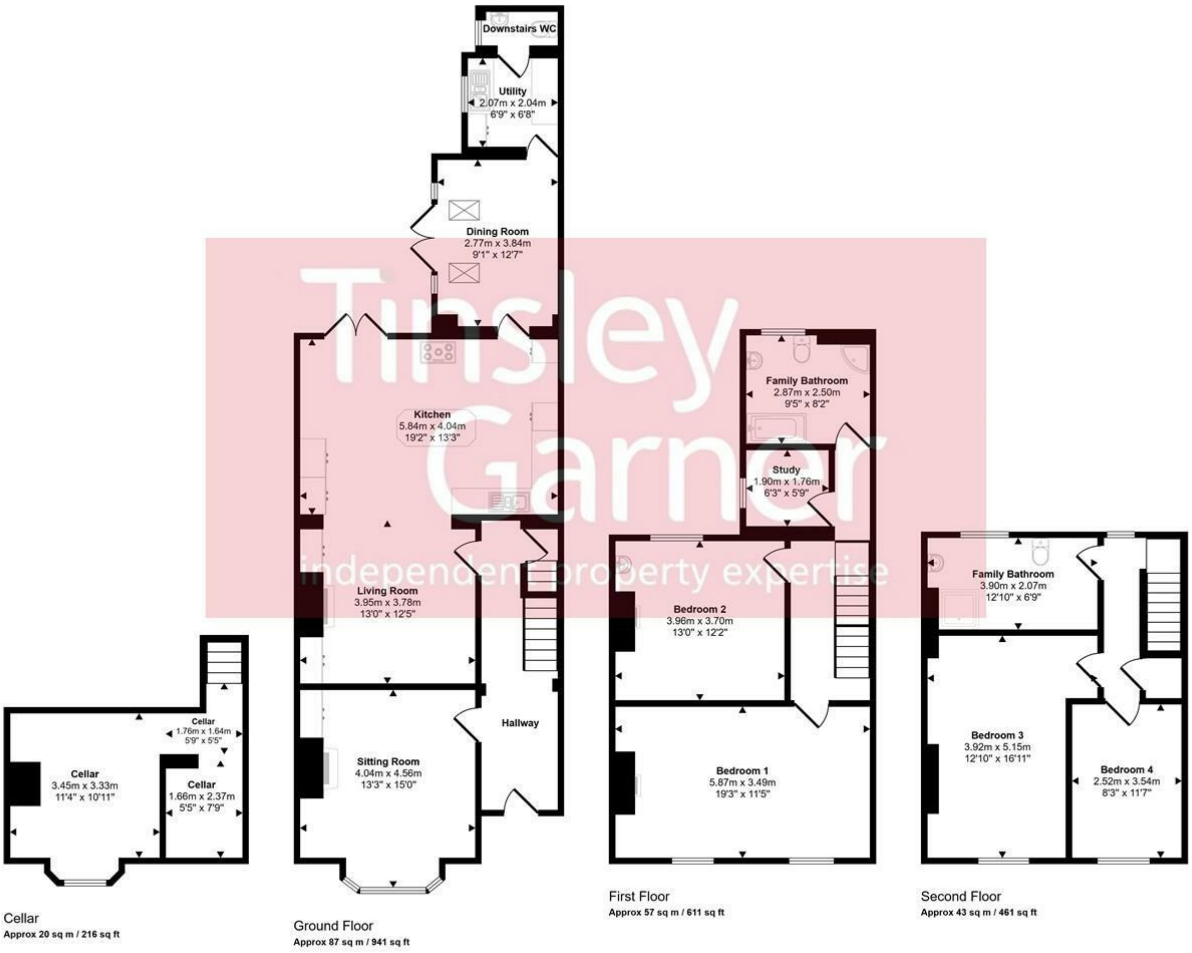








Approx Gross Internal Area
207 sq m / 2229 sq ft



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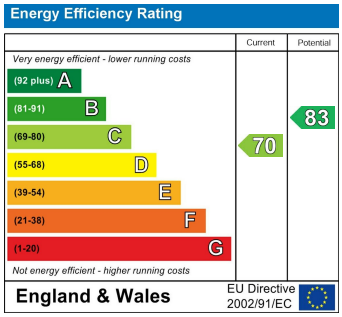
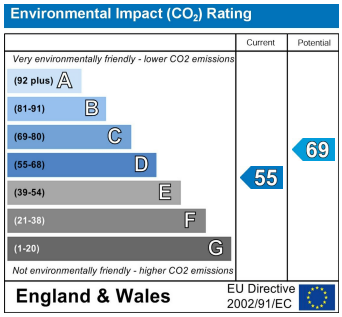
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









enquiries@tgprop.co.uk 01785 811 800