
Raylings House The Meadows, Hilderstone, Stone, ST15 8XT
Tinsley Garner
independent property expertise


AGA



Come on in, sit down, relax and enjoy the view! You will be selecting what is in our opinion, one of the best properties currently available in the area if you choose Raylings House as your new family home. The property has undergone a top to bottom renovation during its current ownership, refurbished to a high specification with quality fixtures and fittings and is beautifully presented throughout. offering very spacious accommodation which caters for every requirement of modern family life. The house is in a prime position within the development, occupying a prominent corner plot with large private gardens which overlook farmland to the rear.

Accommodation

Ground Floor
Spacious and welcoming reception hall with half glazed traditional style front door, engineered oak wooden floor and French doors opening onto the rear patio. The sitting room at the rear of the house features two sets of French doors giving direct access to the patio and enjoying far reaching views across adjacent farmland. Period style oak fire surround with tile inset and hearth and Firenzo Napier 4.7kw wood burning stove. Spacious dual aspect dining room with bay window to the front of the house. The bespoke kitchen features an extensive range of 'Aisling' In-Frame' cabinets with painted doors and coordinating quartz counter tops with twin bowl Belfast ceramic sink. Matching island extending to a breakfast bar seating two. Fitted appliances include; Aga Masterchef 110 range with induction hob, Canopy mantle with concealed extractor, fully integrated dish washer, full height refrigerator and under counter freezer. In addition, there is a cloaks / boot room off the entrance hall with adjoining cloakroom & WC and utility room adjoining the kitchen.

First Floor
Turned staircase with window to the side leading onto a spacious landing with airing cupboard and access hatch to the loft space. There are four double bedrooms with luxury en-suite shower room to the main bedroom. The family bathroom is beautifully appointed featuring a free standing Ramsden & Mosley slipper bath with pillar taps and shower head and Utopia wall mounted sink. Both bathrooms are finished to a high standard featuring Aquata shower enclosure and Aqualisa showers.

Outside
Raylings House is on a private drive with one neighbouring property. Private parking for 2/3 cars together with a large detached double garage featuring twin electric garage doors. The garage has a room over which has a fixed staircase and skylight windows and is perfect for use as a home office or gym.

Gardens
The house occupies a larger than average corner plot on the edge of the development, enjoying lovely open views across farmland towards Hilderstone Church in the distance. The gardens are mainly lawn with hedge boundaries and planted borders, together with extensive block paved patio areas providing limitless opportunities for outdoor living. 'Malvern Ashton' insulated wooden summer house with cedar shingle roof, laminate floor, light and power. The front and side gardens are formally laid with box hedging.









The Area
Hilderstone is a popular mid Staffordshire village located about 4½ miles from the centre of Stone and is within commuting distance of Stafford, The Potteries and Uttoxeter. The village has a thriving community centred on activities at the village hall and the local pub is due to open in the near future after extensive renovations. The A50 is within 10 minutes drive and the M6 jcts 14 & 15 are both within easy reach. Mainline railway stations at near-by Stafford and Stoke-on-Trent provide direct connections to London and Manchester.

General Information
Services: Mains gas, electricity, water & drainage.

Heating; Gas fired central heating with Worcester Bosch System boiler, Ancona radiators and Gledhill pressurised hot water system.

Windows; Replaced in 2024. Hardwood frames with 'Planitherm' argon filled double glazed units.

Tenure; Freehold. There are NO estate service charges for the development

Council Tax Band G Stafford Borough Council

Viewing by appointment

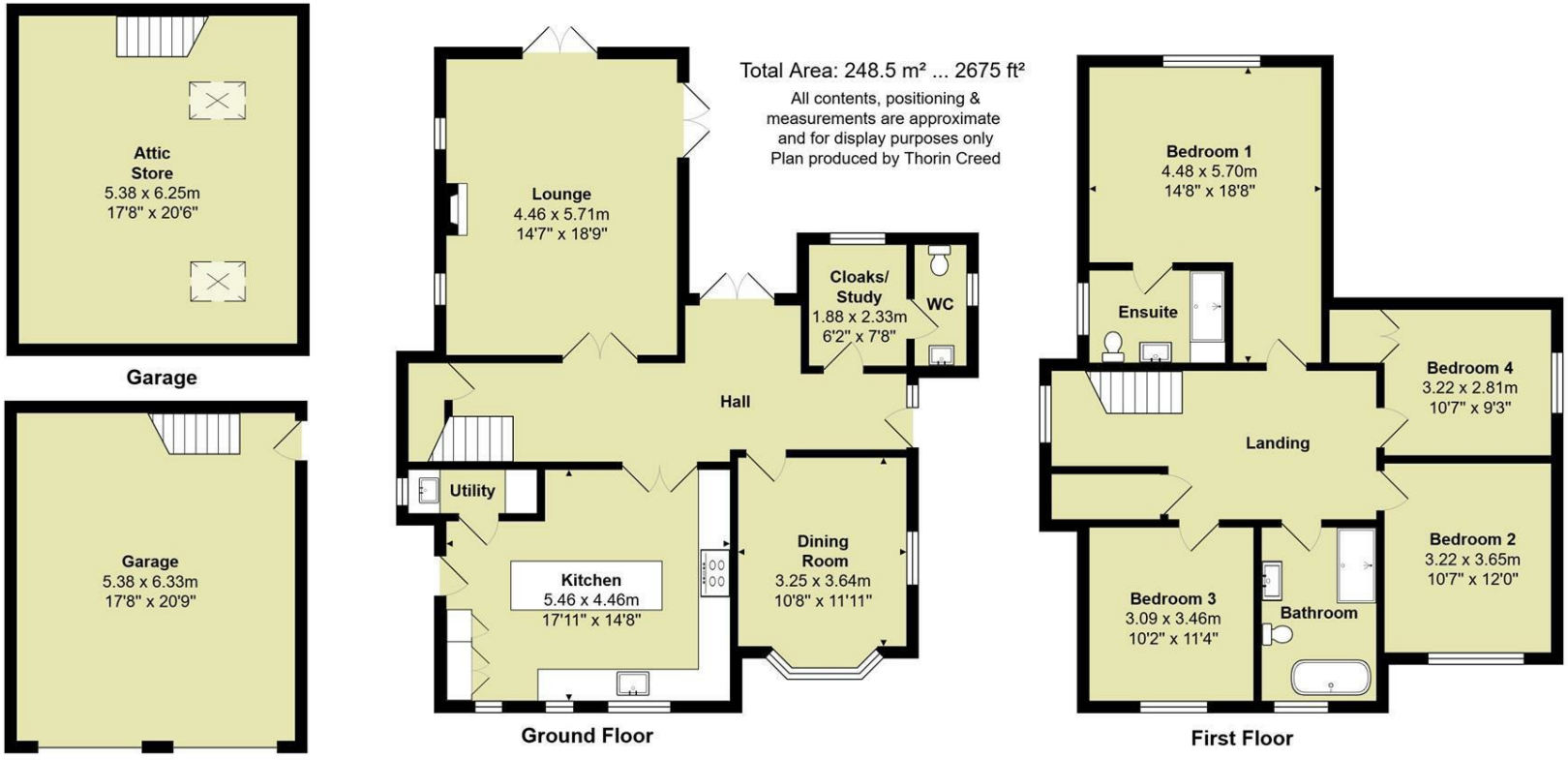
Asking Price; £685,000

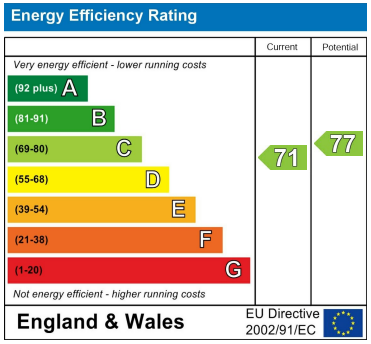
For sale by private treaty, subject to contract.
Vacant possession on completion

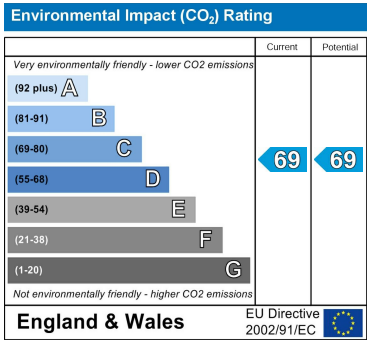
Please note the house is being marketed on behalf of a team member of Tinsley Garner






Attic
Store
5.38 x 6.25m
17'8" x 20'6"
Garage
Garage
5.38 x 6.33m
17'8" x 20'9"
Total Area: 248.5 m² ... 2675 ft²
All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed
Lounge
4.46 x 5.71m
14'7" x 18'9"
Cloaks/
Study
1.88 x 2.33m
6'2" x 7'8"
WC
Hall
Utility
Kitchen
5.46 x 4.46m
17'11" x 14'8"
Dining
Room
3.25 x 3.64m
10'8" x 11'11"
Ground Floor
Bedroom 1
4.48 x 5.70m
14'8" x 18'8"
Ensuite
Bedroom 4
3.22 x 2.81m
10'7" x 9'3"
Landing
Bedroom 2
3.22 x 3.65m
10'7" x 12'0"
Bedroom 3
3.09 x 3.46m
10'2" x 11'4"
Bathroom
First Floor


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
71
77
England & Wales
EU Directive
2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
69
69
England & Wales
EU Directive
2002/91/EC


Hilderstone
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