



1, George Lane, Aston Lodge Park, Stone, ST15 8SA



Asking Price £650,000

Cast your eagle eye over this capacious family home and you cannot fail to be impressed with the space on offer. This is a fabulous family home with gardens to match and is a rare opportunity to acquire one of the biggest house types on this popular and sought after residential suburb on the southern outskirts of Stone. The accommodation is exceptionally spacious featuring a welcoming entrance hall, sitting room with inglenook fireplace and wood burning stove, large open dining kitchen and P-shape conservatory with French doors from both the lounge and kitchen. In addition the current owners have converted the former garage into an uber-stylish family room / den. Upstairs you will find a huge master bedroom with dressing area and full en-suite bathroom, three further double bedrooms, a large single bedroom and luxurious family bathroom. Step beyond the threshold and discover a large mature garden which is and very private and enjoys a sunny west facing aspect with sun through into the late evening, plenty of space for outdoor living and a secluded side garden with space for a trampoline or garden shed - out of sight but easily accessible. This area could also potentially accommodate a campervan or caravan subject to alteration of the access. A fabulous house in the best of locations, viewing essential.



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Covered Porch

Entrance Hall

Spacious hallway with part glazed composite front door, window to the front and ceramic tiled floor extending through to the cloakroom & WC.

Cloakroom & WC

A very roomy downstairs loo with white suite comprising: WC and basin. Ceramic tiled floor. Radiator.

Lounge

A fabulous dual aspect living room which has a bay window to the front of the house and French doors to the rear opening through to the conservatory. Impressive brick inglenook fireplace with wooden mantle beam, raised flagged hearth and wood burning stove. Two radiators and TV aerial connection.

Family Room / Den

A super-stylish family room / den and the perfect venue for indulging in your favourite sport and preferred tippie. Created from the former double garage, featuring a built-in cocktail cabinet and bar, wood panelling to the walls, concealed lighting and installation for wall mounted TV. Built-in store. Radiator.

Open Plan Dining Kitchen

A large kitchen with space for dining, window to the rear and French doors opening through from the dining area to the conservatory. The kitchen is fitted with an extensive range of wall & base cupboards with painted wooden cabinet doors, stainless steel handles and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric double oven, fully integrated dish washer and recess for an American style fridge / freezer. Wood effect floor throughout. Two radiators.

Conservatory / Garden Room

A spacious addition to the living area which links the sitting room with dining kitchen creating a fabulous open plan inside / outside living & entertaining space. Built on a brick base with upvc double glazed windows, clear glass roof lights and French doors opening to the gardens. Stone flagged flooring.

Utility Room

Adjoins the kitchen with window and door to the side of the house. Wall and base cupboards with work surface and sink unit, plumbing for washing machine. Ceramic tiled floor.

Landing

Part gallery landing with airing cupboard and access hatch to loft space. Radiator.

Main Bedroom

Walk-thru dressing area with built in wardrobes to one side leading through to an exceptionally spacious main bedroom which has a window to the front of the house. Radiator.

En-Suite Bathroom

Fitted with a stylish white suite comprising: bath with central chrome filler, walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Part ceramic tiled walls and wood effect flooring. Window to the side of the house. Chrome heated towel radiator.

Bedroom 2

Spacious double bedroom with window to the front of the house. Built-in double wardrobe. Radiator.

Bedroom 3

Double bedroom with bay window to the front of the house, built-in wardrobes with sliding mirror doors. Radiator.

Bedroom 4

Double bedroom with window to the rear of the house, built-in wardrobes with sliding mirror doors. Radiator.

Bedroom 5

A generous single / small double bedroom with two small windows to the front of the house. Wood effect floor. Radiator.

Bathroom

Fitted with a contemporary white suite comprising: free standing bathtub with chrome wall mounted filler, vanity basin, enclosed cistern WC and walk-in shower enclosure with glass screen and thermostatic shower. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator.

Outside

The house occupies one of the larger plots on Aston Lodge Park in an elevated position with gardens to three sides. This is a large private plot with sunny west facing rear garden, mainly lawn with established borders formed by a variety of shrubs and trees. Paved patio area to the rear and additional sitting area at the bottom of the garden. Paved area to the side with gate to the front and plenty of space to accommodate a trampoline or garden storage. May also be suitable for parking a camper van or caravan but this would require modification to the driveway. The former double garage has been converted to create the family room / den, but retains a storage area at the front with plenty of space for bikes, mowers, golf clubs etc. The garage doors remain in-situ.

General Information

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

Tenure: Freehold

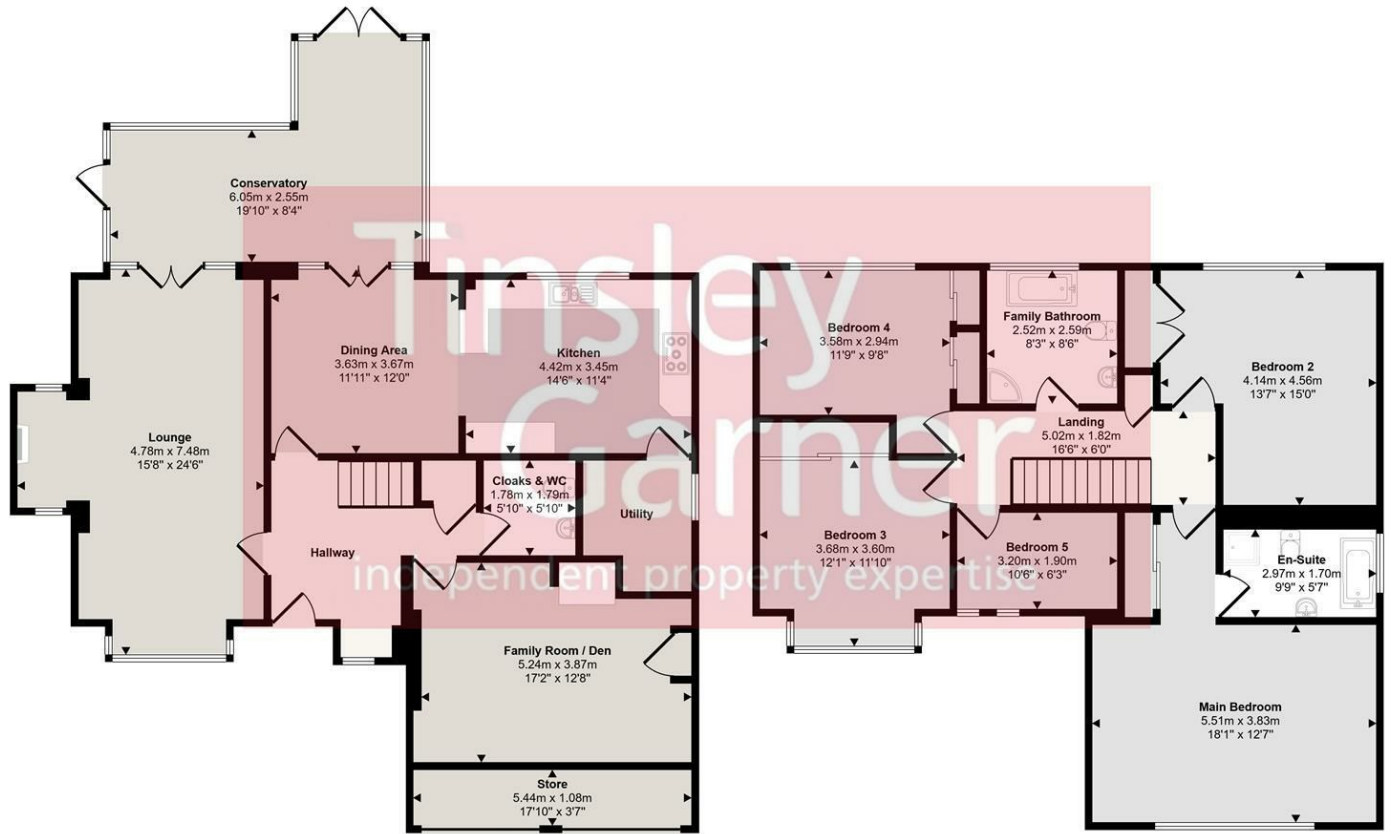
Council Tax Band F

Viewing by appointment

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



Approx Gross Internal Area
232 sq m / 2496 sq ft



Ground Floor
Approx 128 sq m / 1380 sq ft

First Floor
Approx 104 sq m / 1116 sq ft

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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		55	55
EU Directive 2002/91/EC			