

# Stafford Road

Aston-by-Stone, Stone, ST15 0BH

John   
German









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£599,000

This beautifully appointed, detached family home is situated in a rural location with surrounding countryside views and is positioned just a short distance from the desirable market town of Stone.



Oak House is situated just off Stafford Road in Aston-by-Stone and is a delightful, detached family home set on a quarter of an acre plot and offers surrounding countryside views. Aston-by-Stone is a popular village, located just off the A34 between Stafford and Stone, and appeals to a range of buyers with its nearby canal and countryside walks along the Trent and Mersey canal, highly regarded local schooling nearby and convenient transport links, with the market town of Stafford being only a short drive away and has its own mainline station offering services to Birmingham, Manchester and London Euston, taking less than 1hr 20mins. Nearby road links include the A34, A51 and junction 14 of the M6 motorway.

The nearby village of Stone is well-known for its Farmer's market held on the first Saturday of every month and its social food and drink events throughout the year, as well as having a range of independent shops, pubs and restaurants, supermarket, Dentist, Doctors' and pharmacy.

This spacious family home comprises of entrance hallway, office / study which could be utilised as a playroom, modern high gloss kitchen with AEG double oven with induction hob, breakfast seating area and French doors out to the rear garden.

The living room is light and inviting with a large uPVC double glazed window to the front aspect, double doors to the rear which lead into the conservatory; being a fantastic place to sit back and enjoy the views of the garden and surrounding countryside beyond.

Completing the ground floor is the utility room and guest cloakroom, and from the entrance hallway stairs rise to the double bedroom above the garage. This room enjoys a balcony with doors opening inwards offering picturesque views, as well as having the benefit of its own en-suite bathroom.

There are four further double bedrooms, with the master having its own en-suite shower room, another having its own WC and the remaining two are served by the family bathroom.

Outside to the front, there is a lawned garden with shed, summerhouse, and vegetable patch. To the rear, there is a large, lawned garden with a patio seating area, summer house and surrounded by stunning countryside views. To the side, there is off-road parking for several vehicles, leading to the useful double garage, with power, lighting and WC.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Drainage is via a septic tank, installed in 2021

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
<https://www.staffordbc.gov.uk/planning>

**Our Ref:** JGA/08062021

**Local Authority/Tax Band:** Staffordshire County Council / Tax Band E























AWAITING FLOORPLAN





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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