

Lichfield Road

Stone, ST15 8PY

John 
German







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£1,100,000

A truly outstanding detached bungalow built in 1954 of considerable architectural interest having Usonian influences and features, set on an equally impressive plot extending to approx. 1.2 acres.

This individual detached property is believed to have been designed by Sir Giles Gilbert Scott - grandson of the renowned British architect - Sir George Gilbert Scott. Usonian homes were originally designed by American architect Frank Lloyd Wright in the 1930's.

Accommodation - Step inside the reception hall with a built in cupboard and fitted bookshelves, extending to a delightful study area with excellent display features, shelving and drawer units.

The exceptionally spacious main living area has bespoke Usonian style feature ceiling and fittings, an extensive brick wall housing a log burner, French style doors and four deep windows overlooking and giving access to the sun terrace and garden providing the room with a great deal of natural light.

The dining kitchen has a bespoke range of contrasting gloss units, a one and a half bowl sink and drainer/food preparation area. Integral appliances comprise Miele double oven, Gaggenau steamer, hob and grill plate, an extractor fan plus stainless steel splash back plates. There are four deep windows, a deep built in walk in cupboard and a walk in butler's pantry.

A rear lobby with built in cupboards leads to the main hall area and a door leads you outside.

The magnificent garden lounge provides a wonderful indoor outdoor living space with two pairs of double opening doors leading directly onto the sun terrace.

The excellent bedrooms in the main house all have built in wardrobes. A stylishly appointed bathroom has a bath with chrome accessories, circular wash basin on a stand, contrasting wall tiling, WC and bidet, towel radiator and built in cupboards. There is also a separate shower room having a shower, wash basin, WC and a thoughtfully designed sliding door with integrated mirror.

Outside - A cleverly designed covered walkway gives access to a separate utility room having space and provision for domestic appliances, sink and drainer, cupboards plus a wall mounted boiler. Adjacent is a brick built log store and the:

SEPARATE ANNEX

It has a living and bedroom space with kitchen off with cupboards and a stainless steel sink and drainer. A well appointed shower room has a shower, wash basin, WC and a walk in wardrobe off.

The property is approached via a long tree lined drive with a bridge over a culvert leading to the main parking area providing parking for numerous vehicles giving access to the three car garage with workshop off and a WC.

This delightful and secluded plot extends to approx. 1.2 acres. The gardens are outstanding and are predominantly laid to lawn enjoying a variety of mature trees, hedges, beds and borders. A charming octagonal suspended summerhouse is positioned partly over the culvert and features an open fire.

One of the main features of this Usonian influenced property are the lovely outdoor entertaining spaces including the sun terrace leading off the garden lounge amongst other seating areas and a rear productive garden area.

Located within walking distance of the canal town of Stone and its variety of amenities, being well placed for commuting with easy access of the M6 linking the national motorway network. The county town of Stafford has an intercity railway station with regular services operating to London Euston, some of which take only approximately one hour and twenty minutes.

Notes:

There are Tree Preservation Orders on many of the trees.

Our client is in the process of negotiating with neighbours to have two trees removed.

The property is situated next to a railway line.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31072023

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

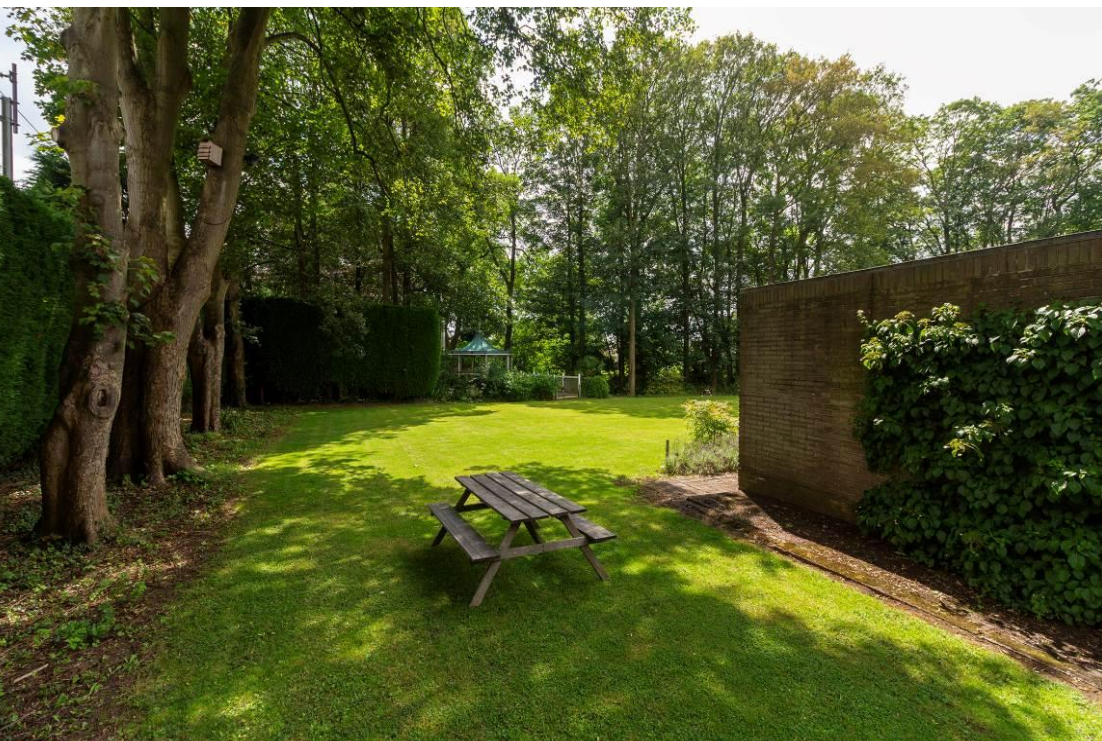














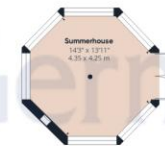
Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

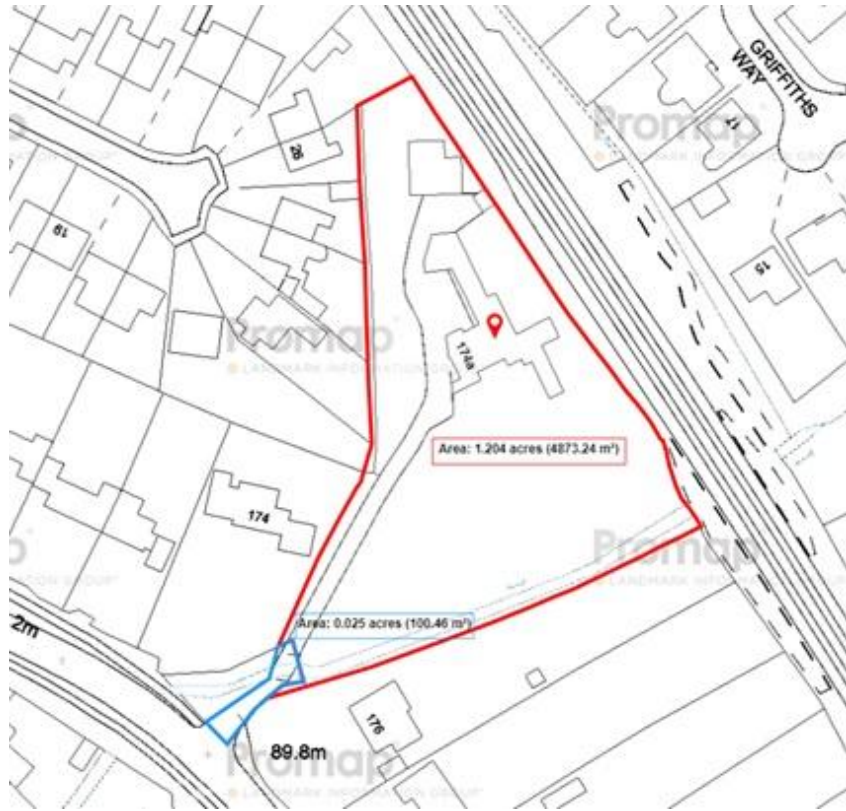
3097.42 ft²

287.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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