

# Dingle Lane

Hilderstone, Stone, ST15 8SG

John  
German





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£950,000

Beautifully presented, spacious detached house that has the considerable benefit of an equally impressive, self-contained annex, flexibly planned to form part of the main house. Occupying a lovely plot with heated swimming pool & entertaining area with excellent garden beyond having fine rural views.

The property is located on the rural edge of this very popular village which is within easy access to the popular canal town of Stone and the county town of Stafford. The main roads in the area provide excellent links to many arterial roads and also the M6.

The reception hall provides a most welcoming introduction to this superb property and has an Amtico floor which extends into the cloakroom having fitted wash basin and an integrated WC.

The superb lounge has a contemporary deep modern pelmet with integrated lighting, a modern log effect fire and French doors opening to the terrace and garden. There is also a separate study which has French style doors opening to the front of the property.

A simply stunning sitting room features a vaulted ceiling that incorporates high level windows and full width bi-folding doors opening to the terrace and garden beyond. There is a splendid marble fireplace which has a modern log effect fire. Stairs gracefully rise to the first floor gallery landing above.

The dining kitchen has an extensive range of units complimented by granite work surfaces and a Belfast style sink. There is a tiled floor to the kitchen area and a wooden floor to the spacious dining area which has two pairs of French style doors opening to the sun terrace and swimming pool.

The utility room is again very well appointed with an extensive range of units and space and provision for domestic appliances. This gives access to a lobby which in turn leads directly into the splendidly appointed annex which comprises sitting room/study with patio doors opening to the terrace and pool, and a kitchen having an extensive range of units, stainless steel sink and drainer, hob and double oven. There is a double bedroom which has French style doors opening to the terrace, built in double wardrobes and an en suite comprising double width shower, wash basin with integrated cupboard beneath, WC and chrome towel radiator. The annex also has its own independent access to the side of the property.

Up to the first floor gallery landing where there is a seating area and an impressive and beautifully appointed master bedroom. The bedroom area has contemporary pelmet lighting and a media wall. There is a large dressing area which has a vast range of built in wardrobes.

The spacious luxury en suite has exquisite full height tiling, bath set into a modern tiled surround with recess for TV, separate walk in shower with both conventional and waterfall heads, ceramic oval wash basin, WC and two chrome radiators.

The second bedroom also has its own en suite comprising shower, WC, wash hand basin and chrome towel radiator, and enjoys lovely views of the garden and fields beyond.

Bedrooms three, four and five are also double in size and are served by a beautifully appointed family shower room with stylish tiling, shower with both conventional waterfall heads, WC and wash basin set into a modern unit.

Outside, the property is situated off a shared private drive which in turn leads to its own block paved drive capable of parking numerous cars and gives access to the double garage.

The rear of the property has an extensive sun terrace, giving access to the outdoor heated swimming pool. An extensive lawn lies beyond with established borders and is slightly elevated and therefore enjoying some lovely views.

**Agents notes:**

The external professional photographs were taken in 2020.

The property is situated within a conservation area.

The property is situated off a shared private drive.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/10112023

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band G















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

4375.19 ft<sup>2</sup>

406.47 m<sup>2</sup>

Reduced headroom

38.49 ft<sup>2</sup>

3.58 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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