

# Sandon Road

Hilderstone, Stone, ST15 8SF

John German






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£799,950

A large, detached brick house with a conservatory and a well-maintained garden. The house is built of red brick and features a prominent conservatory with a white frame and a glass roof. The garden is lush and green, with a paved patio area and various shrubs and trees. The sky is blue with scattered white clouds.

A truly outstanding family sized detached house which is tastefully presented throughout and occupies an equally impressive plot with stunning gardens. Standing back from the road beyond a gated drive and situated within the heart of the village and conservation area.

The spacious reception hall provides a most welcoming introduction to this fine property with stairs rising to the first floor gallery landing, and a cloakroom having WC, an oval wash basin on stand with integrated cupboard beneath, vertical towel radiator, full height tiling and tiled floor.

The elegant lounge is light and airy courtesy of three windows and patio doors opening to the garden, it features a brick fireplace with a large cast coal effect burner and double doors to a separate formal dining room. There is also a very pleasant study which has double French style doors opening to the particularly spacious conservatory which enjoys lovely views over the wonderful garden and provides a fantastic outdoor/indoor living space during the summer months.

The living, dining kitchen is fitted with a splendid range of French oak style units with granite worksurfaces and a one and half bowl sink and drainer, a central island unit with granite worktop extending to a circular wooden dining bar, a Leisure range over with stainless steel splash plate and extractor canopy above, wine cooler and microwave. Please note the coffee machine does not work. A wide opening leads to a pleasant sitting and dining area. Off the kitchen is a utility room which has a sink and drainer, base cupboards, space and provision for domestic appliances and a laundry area off.

The first floor gallery landing has two useful built in cupboards, and off which leads five excellent bedrooms, all of which have either built in or fitted wardrobes. The principal bedroom is very spacious in addition to a sitting and dressing area, and double French style doors opening to a Juliet balcony. It has the benefit of an en suite shower room comprising shower with drying area and waterfall head, wash basin with integrated unit beneath, WC and chrome towel radiator.

The family bathroom features a spacious bath with chrome accessories, separate shower with waterfall head, circular wash basin on unit with integrated cupboard beneath, WC, chrome towel radiator and full width mirror extending to one wall.

The house occupies a truly delightful, slightly elevated plot having a stunning and impeccably maintained garden which extends to the front, side and rear of the house. It has a variety of beautifully manicured beds, bushes and trees, and there are wonderful sitting areas, one of which is a composite deck. To the front of the property there is a gated drive capable of parking numerous vehicles, which gives access to the double garage.

Hilderstone is a lovely village surrounded by beautiful Staffordshire countryside, yet also convenient for modern day life, being within easy access of the county town of Stafford, Stoke-on-Trent, canal town of Stone and market town of Uttoxeter. There are railway stations at both Stafford and Stoke which give excellent links to London Euston as well as other cities.

**Agents notes:**

- The first part of the drive which is directly off Sandon Road is owned by this property, however, the neighbours have the right to pass the first part of the drive.
- The property is situated in a conservation area.
- The Land Registry document refers to rights, easements and covenants and a copy of the document is available upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/ coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/18112024

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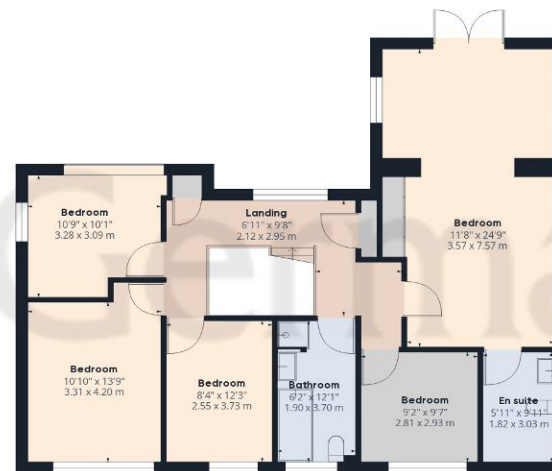








Ground Floor



Floor 1

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

2907.43 ft<sup>2</sup>

270.11 m<sup>2</sup>

**Reduced headroom**

14.17 ft<sup>2</sup>

1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

**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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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