



144 Oulton Road

Stone, ST15 8DR

£650,000

**Tinsley
Garner**

independent property expertise



A substantial Victorian family home in one of Stone's most popular and sought after residential areas. This really is a surprising property and if space is at the top of your list of requirements then this could well be 'the one'. The original house has been substantially extended by the present owners to offer spacious and highly adaptable accommodation specifically designed so that the rear of the house can be utilised as either a self-contained annexe or seamlessly as part of the main accommodation making it perfect for anyone seeking to accommodate dependent relatives, rebellious teenagers or the 'new norm' that is working from home. The house is located in an established tree lined residential area about half a mile from the town centre, walking distance to the railway station and within easy reach of everything the town has to offer. A unique house in a great location, viewing essential.

144 Oulton Road

Stone, ST15 8DR

Recess Porch

Entrance Hall

A welcoming reception area with its original wooden part glazed front door, oak floor throughout and staircase to the first floor landing. Radiator.

Cloakroom & WC

With white suite comprising: WC & wash basin. Window to the side of the house. Radiator.

Lounge 3.99 x 3.95m (13'1" x

A spacious living room which has a bay window to the front of the house, chimney breast with wooden period style fire surround and raised slate hearth with multi-fuel stove. Original cornice and picture rail. Radiator.

Sitting Room 4.12 x 3.60m (13'6" x

With windows to the rear and side of the house, chimney breast with built-in bookshelves to one alcove. TV aerial connection. Radiator.

Kitchen 5.88 x 4.16m (19'3" x

A spacious kitchen with space for dining. Fitted with an extensive range of wall and base cupboards with

painted Shaker style cabinets doors and wooden work surfaces with inset ceramic twin bowl sink unit with chrome mixer tap. Stainless steel dual fuel range cooker with matching splash panel and extractor hood, Windows to two sides, oak wooden floor extending through to the family room. Large walk-in shelved pantry. Radiator.

Family Room 5.34 x 5.10m (17'6" x

Adjoins the kitchen and features bi-fold doors to the rear of the house opening to the garden and internal double doors opening through to the garden room. Wood burning stove standing on a slate hearth, oak wooden flooring. Radiator.

Garden Room 3.88 x 3.82m (12'9" x

A great addition to the living space which can either be utilised as a separate room or open plan to the family room making an amazing living / entertaining room. Vaulted ceiling with exposed beams, bi-folding patio doors to the rear opening to the gardens and window to the side. Oak wooden floor



throughout. Radiator.

Rear Hall

An entirely self-contained entrance, ideal if you wish to utilise part of the house as a separate annexe or home office. With outside door and stairs to the rear first floor landing. Vaulted ceiling with skylight window. Quarry tiled floor.

First Floor Landing

With staircase to the second floor landing. Radiator.

Main Bedroom 5.53 x 3.98m (18'2"

A huge main bedroom which features a bay and smaller window to the front of the house enjoying open views across Alleyne's school playing fields. Wooden floor. Radiator.

En-Suite Bathroom

Featuring a white suite with bath, pedestal basin & WC. Wooden floor, window to the side of the house. Radiator.

Bedroom 5 3.61 x 1.98m (11'10"

Single bedroom with rear facing window. Wooden floor. Radiator.

Family Bathroom

Fitted with a white suite comprising; bath, corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin &

WC. Window to the side of the house, heated towel radiator.

Study / Dressing Room 5.06 x 3.01m

Internal room with skylight window, ideal for use as part of the ancillary accommodation. Staircase down to the rear entrance hall, wooden floor. Radiator.

Bedroom 2 5.10 x 4.44m (16'9" x

A large double bedroom with two windows to the rear of the house overlooking the gardens and allotments beyond. Wooden floor. Radiator.

Bedroom 3 3.78 x 2.55m (12'5" x

Double bedroom with windows to two sides, wooden floor. Radiator.

Second Floor Landing

With skylight window

Bedroom 5 4.23 x 4.08m (13'11" x

Double bedroom with front facing dormer window. Large eaves storage cupboard. Radiator.

En-Suite Shower Room

White suite comprising: shower enclosure with glass screen and thermostatic shower, pedestal basin & WC./ Wooden floor. Window to the side of the house.

Bedroom 6 4.03 x 3.63m (13'3" x



Double bedroom with skylight window to the rear of the house. Large eaves storage cupboard. Wooden floor. Radiator.

Outside

The house occupies a large plot with open views to the front overlooking Alleyne's school playing fields and open aspect to the rear overlooking gardens & allotments. The rear garden enjoys a westerly aspect with sun through the afternoon and into the evening.

Gravel driveway to the front and side of the house with space for a number of cars and additional parking to the side with room to accommodate a caravan or camper van.

General Information

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

Council Tax band F

Viewing by appointment

For sale by private treaty, subject to contract.





Energy performance certificate (EPC)

144 OULTON ROAD STONE ST15 8DR	Energy rating D
Valid until 20 December 2030	Certificate number 9300-2749-5020-2820-8211

Property type

Semi-detached house

Total floor area

279 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)