



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £795,000

OLD ROAD, OULTON HEATH, STONE, STAFFORDSHIRE, ST15 8TN



KEY FEATURES

- FIVE BEDROOM DETACHED COTTAGE • ENVIABLE COUNTRYSIDE POSITION • DETACHED DOUBLE GARAGE • MASTER BEDROOM WITH EN-SUITE • PLOT EXTENDING TO 2.43 ACRES • ON THE DOORSTEP OF BARLASTON DOWNS • OUTSTANDING COUNTRYSIDE VIEWS • 2.5 MILES FROM MARKET TOWN OF STONE

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe are excited to bring to the Sales market this immaculately presented Five Bedroom Detached Cottage standing in its own grounds of 2.43 acres with outstanding views over the Staffordshire countryside.

Hooksgreen Cottage is situated within the hamlet of Oulton Heath close to the village of Oulton, a small, sought-after Staffordshire village providing a Public House, First School and Village Hall; whilst being only a short drive to the Market town of Stone with its excellent range of shops, restaurants and schools.

The Cottage is on the doorstep of the stunning National Trust Barlaston Downs, perfect for countryside walks.

The Property comprises the Entrance Hallway, Sitting Room, Dining Room, Kitchen, Living Room, Guest Cloakroom, Pantry and Utility on the Ground Floor; to the First Floor is the Master Bedroom with En-Suite Bathroom, Four further Bedrooms and Family Bathroom.

The entire property is surrounded by its own parkland of approximately 2.43 acres, with gated access and a sweeping Tarmac driveway surrounded by mature trees leading to a detached double garage and a paved patio perfectly placed to enjoy the countryside views. To the far side of the grounds is a fenced vegetable garden, with timber greenhouse, patio area and multiple raised beds.

To the rear there are paved paths and patio areas for alfresco dining and outdoor entertaining with mature trees and shrubs.

Viewing is highly recommended.

The Council Tax is G
Oil Heating & Electricity
Mains Water, Drains and Septic Tank
Broadband FTTP
Broadband coverage
Very Low Risk of Flooding

Previously had planning permission granted to extend the dwelling, which has now expired. Ref: 20/33203/HOU

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/hooksgreen-cottage>

LOCATION

From Stone town centre head north on Radford Street, continuing on to Stone Road A520. At the traffic lights turn left on to Oulton Road, straight on to Old Road, continue for 2 miles, turning left on to Hooksgreen Lane, the property is at the end of the road on your left.

GROUND FLOOR

Entrance Hallway - 16' 3" x 6' 0" (4.97m x 1.84m) The Property is entered through a timber effect double glazed door and glazed side panels in to the spacious Entrance Hallway, with neutral décor, recessed ceiling lighting, recessed wall alcoves with lighting and mirrored backdrop, a wall mounted central heating radiator and wooden flooring. A feature open raiser staircase leads up to the First Floor, and doors open in to the Sitting Room, Guest Cloakroom and Dining Room.



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Sitting Room - 16' 10" x 22' 3" (5.14m x 6.79m) The Sitting Room has green décor, a white ceiling with two glass pendant light fittings, double glazed windows to the front, side and rear aspects with fitted Roman blinds, a beautiful exposed brick fireplace with wood burning stove and grey ornate surround, multiple built in storage and open shelving units, two central heating radiators with ornate covers and neutral fitted carpet.

Dining Room - 10' 3" x 12' 5" (3.14m x 3.8m) The Dining Room is open plan to the Kitchen, having neutral décor, a double glazed window to the front aspect with a wall mounted central heating radiator below, glazed double doors in to the Entrance Hallway and Living Room, a central pendant light fitting and white porcelain floor tiling.

Kitchen - 17' 0" x 10' 6" (5.2m x 3.21m) The contemporary Kitchen leads on from the Dining Room, having neutral décor, recessed ceiling lighting, a double glazed window to the rear aspect, a wall mounted central heating radiator and white porcelain floor tiling. There is a range of modern dark wood effect wall, base and larder units with stainless steel pull handles, white quartz worktop and upstand, and stainless steel undercounter sink with a chrome mixer tap. A glass electric induction hob, with contemporary extractor hood above and stainless steel integrated oven below, a further integrated oven and microwave, American style fridge freezer and integrated dishwasher. A door leads in to the Utility.

Utility - 7' 6" x 8' 2" (2.31m x 2.51m) The Utility has neutral décor, recessed ceiling lighting, two double glazed windows and door to the rear aspect, white porcelain tiled flooring, a quartz worktop and open shelving with space below for a washing machine and tumble dryer. Doors lead in to the Boiler Room and Pantry.

Living Room - 22' 2" x 13' 10" (6.76m x 4.23m) The light and airy Living Room has pale grey décor, a white ceiling with white painted beams and two pendant light fittings, double glazed windows to the front and side aspects, with glazed patio doors leading to the rear garden and patio. There are two wall mounted central heating radiators, an open fire with tiled hearth and contemporary white mantle and pale wood laminate flooring.

Guest Cloakroom - 5' 9" x 9' 5" (1.77m x 2.89m) The Guest Cloakroom benefits from full height contemporary slate grey ceramic wall tiling, a white ceiling with recessed spot lights, a chrome wall mounted heated towel rail, a double glazed window to the rear aspect and grey ceramic floor tiling. The sanitaryware consists of a wooden vanity unit with feature countertop wash hand basin and chrome mixer tap, and a concealed cistern WC with push button flush.

FIRST FLOOR

Stairs and Landing - 10' 2" x 9' 9" (3.1m x 2.98m) The open raiser staircase leads from the Entrance Hall to the First Floor, with pale grey décor and a striped neutral fitted carpet. The Landing has neutral décor, a white ceiling with recessed lighting, a double glazed window to the rear aspect with fitted Roman blind, a wall mounted central heating radiator and neutral striped fitted carpet.

Hallway - 9' 6" x 2' 5" (2.92m x 0.75m) The Hallway matches in style to the Landing.

Master Bedroom - 13' 11" x 15' 0" (4.26m x 4.59m) The Master Bedroom has pale grey textured wall covering, a white semi sloped ceiling with two pendant light fittings, double glazed windows to the front and side aspects with a central heating radiator below and pale grey fitted carpet. A door leads in to the Master Bedroom En-Suite.

Master Bedroom En-Suite - 13' 11" x 6' 9" (4.25m x 2.07m) The Master Bedroom En-Suite benefits from full height mid grey ceramic wall tiling, flowing down to the floor providing a matching finish, with one feature stone effect tiled wall behind the bath. There are two double glazed windows with fitted Roman blinds to the rear aspect, recessed ceiling lighting and a chrome wall mounted heated towel rail. The sanitaryware consists of a high gloss grey 4 drawer vanity unit with double wash hand basins, chrome mixer taps and fitted mirror above, a freestanding oval bath with chrome mixer tap and integrated TV, a showering wet room area with floor drainage, glass screen and chrome rainfall shower head, and a close coupled WC with push button flush.

Bedroom 2 - 14' 2" x 10' 9" (4.32m x 3.3m) Bedroom 2 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted mirrored door wardrobes, fitted dressing table with storage below and neutral fitted carpet.

Bedroom 3 - 14' 0" x 10' 11" (4.28m x 3.35m) Bedroom 3 has neutral décor with a feature dark grey wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted mirrored door wardrobes, fitted dressing table with storage below and neutral fitted carpet.

Bedroom 4 - 11' 1" x 7' 8" (3.38m x 2.36m) Bedroom 4 has pale grey geometric print wallcovering, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a range of wooden wall and base units with fitted wooden countertop and neutral fitted carpet.

Bedroom 5 - 11' 3" x 7' 10" (3.43m x 2.41m) Bedroom 5 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Family Bathroom - 10' 2" x 11' 0" (3.11m x 3.36m) The Family Bathroom benefits from full height white ceramic wall tiling, a white ceiling with recessed spot light, a double glazed window to the rear aspect with fitted blinds, a chrome wall mounted central heating radiator and grey ceramic floor tiling. The white sanitaryware consists of a panel bath with chrome mixer tap, a walk in wet room showering area with floor drainage, glass screen and chrome rainfall shower head, a white pedestal wash hand basin with chrome mixer tap and a concealed cistern WC with push button

flush.





GROSS INTERNAL AREA
TOTAL: 233 m²/2,401 sq ft
GROUND FLOOR: 121 m²/1,298 sq ft, FIRST FLOOR: 102 m²/1,103 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS

