





**** APPROX 0.5 ACRE PLOT ** BESPOKE FAMILY HOME **
DOUBLE GARAGE ** BEAUTIFULLY MAINTAINED
GARDENS ** HEART OF HILDERSTONE VILLAGE ****

This beautifully appointed property offers a spacious and welcoming reception hall leading to various reception rooms, including an elegant lounge with a brick fireplace, a formal dining room, a conservatory with garden views, and a well-equipped kitchen with granite work surfaces, integrated appliances, and a breakfast island.

A utility room and laundry room provide additional practicality.

The first floor features a galleried landing, five excellent bedrooms with built-in or fitted wardrobes, and a principal suite with a dressing area, Juliet balcony, and en suite shower room. The family bathroom includes a bath, separate shower, and contemporary fittings. The property occupies an elevated approx. 0.50-acre plot with beautifully manicured gardens extending to the front, side, and rear, featuring various sitting areas, including a composite deck.

A gated driveway provides ample parking and access to a double garage. Situated in the charming village of Hilderstone, the home enjoys easy access to Stafford, Stoke-on-Trent, Stone, and Uttoxeter, with excellent transport links. Additional features include gas central heating, mains utilities, and conservation area status.

Viewing by appointment only.



ABODE
SALES & LETTINGS

Hallway

A spacious and welcoming reception hall with two double-glazed windows to the front elevation. Featuring a staircase rising to the first-floor galleried landing, two central heating radiators, a smoke alarm, a doorbell chime, and a thermostat. Internal doors lead to various rooms.

Cloaks/W.C.

Featuring complementary floor and wall coverings, a low-level WC with continental flush, a chrome central heating radiator, and a vanity wash hand basin with a mixer tap and base-level storage with granite worktops. Also includes an extractor fan, spotlighting to the ceiling, an oval wash basin on a stand with an integrated cupboard beneath, a vertical towel radiator, and full-height tiling with a tiled floor.

Lounge

An elegant and airy lounge with three double-glazed windows and patio doors opening to the garden. Featuring a brick fireplace with a large cast coal-effect burner, a central heating radiator, and double doors leading to a separate formal dining room.

Dining Room

A well-proportioned space with a double-glazed window to the rear elevation and a central heating radiator, perfect for formal dining.

Sitting Room

With a double-glazed window to the rear elevation, a central heating radiator, and a telephone point. Internal doors lead to:

Conservatory

A particularly spacious conservatory with double French-style doors, providing lovely views over the garden. It serves as a fantastic indoor/outdoor living space, especially during the summer months.







Living Kitchen/Diner

A beautifully appointed kitchen featuring a range of matching base and eye-level storage cupboards and drawers with granite drop-edge preparation work surfaces and complementary tiling. Includes a one-and-a-half composite sink and drainer with a mixer tap, a five-ring Rangestyle cooker with a stainless steel extractor hood, an integrated microwave oven, a wine/beer fridge with automatic touch lighting, and a breakfast island with granite worktops and base-level cupboards. A wide opening leads to a pleasant sitting and dining area.

The living space comprises two double-glazed units to both front and side elevations, two central heating radiators, feature wall lighting, a TV aerial point, and ceiling spotlights

Utility Room

With two double-glazed windows to both front and rear elevations, a double-glazed door leading to the rear garden, a range of matching base-level storage cupboards with wood-blocked drop-edge preparation work surfaces, a ceramic sink and drainer with mixer tap, plumbing and space for white goods, a Worcester Bosch central heating combination boiler, a chrome heated towel radiator, a consumer unit, and ceiling spotlights. An opening leads to

Utility Room

With a double-glazed window to the rear elevation, a central heating radiator, plumbing for freestanding white goods, and access to loft space via a loft hatch.

Galleried Landing

A spacious landing with a double-glazed window to the side elevation and a set of French double-glazed doors leading to a Juliet balcony. Includes two useful built-in cupboards and access to five excellent bedrooms.



Bedroom One

A very spacious main bedroom with a sitting and dressing area, built-in fitted wardrobes with mirrored fronts and sliding doors comprising hanging rails and shelving. Features double French-style doors opening to a Juliet balcony. Internal door leads to:

En-suite

A luxurious three-piece shower room suite comprising a low-level WC with continental flush, a double shower cubicle with a glass screen and waterfall showerhead, a vanity wash hand basin with a mixer tap, a double-glazed frosted glass window to the side elevation, a chrome heated towel radiator, an extractor fan, and ceiling spotlights.

Bedroom Two

With a double glazed window to the rear elevation.

Bedroom Three

With two double glazed windows to the front and side elevations.

Bedroom Four

With a double glazed window to the rear elevation.

Bedroom Five

With a double glazed window to the rear elevation.

Family Bathroom

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

















Floor 0

Approximate total area⁽¹⁾

267.78 m²

2882.37 ft²

Reduced headroom

1.36 m²

14.62 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0

Approximate total area⁽¹⁾

172.72 m²

1859.15 ft²

Reduced headroom

1.36 m²

14.62 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Floor 1

Approximate total area⁽¹⁾

95.06 m²

1023.22 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC