



Roe Wen Aston Lane, Aston

£675,000 Freehold



Executive detached family home located on the sought-after Aston Lane with contemporary interiors and expansive East-facing views over the countryside beyond. • Open-plan kitchen/living/dining, separate utility, living room with brick fireplace and log burner, plus a versatile sitting room, ideal for a bar, games room, study, or playroom. • Five generously sized double bedrooms including a master with vaulted ceilings, Juliette balcony and an en-suite offering a freestanding roll-top bath and walk-in shower. • Walled entrance with room for electric gates, spacious driveway with ample off-road parking, double garage with internal studio, and rear garden with seating areas, grass lawn, and countryside views. • Easy access to both Stone and Stafford via the A34, boasting a variety of shops, supermarkets, eateries, healthcare services, bars, and nearby travel links via A34, A51, and Stone



Welcome to Aston Lane, where the countryside stretches for miles, the sun rises just for you, and even your family pet feels like they've "made it". This executive five-bedroom detached home isn't just a property; it's a lifestyle upgrade wrapped in stunning contemporary interiors with expansive East-facing views over open fields, making it the perfect family home in an idyllic and prestigious location.

The heart of this home is the spacious, open-plan entertaining kitchen/living/dining space. Boasting a practical L-shaped kitchen with stylish shaker-style overhead/base cabinetry and drawers offering plenty of storage, beautiful quartz-style worktops and the dining space with further cabinetry units offering room for an American-style fridge freezer and bright glazed French doors opening to the rear garden. Continue onwards to the family living area that's perfect for relaxing in front of the log burner. Off the kitchen is a well-appointed utility room with room for further appliances and essentials.

The property offers a further generously sized living room with a feature brick surround fireplace with a log burner and ample space for the whole family to relax and unwind. Glazed French doors lead to a versatile sitting room, currently used as a bar but equally suited to a playroom or study. A convenient ground-floor W/C and bright entrance hall complete the downstairs layout.

Upstairs the home offers five generously sized double bedrooms, including the master bedroom featuring vaulted ceilings and a stunning Juliette balcony overlooking miles of countryside, along with its own en-suite bathroom with a freestanding double-ended bath, his and hers sinks, and a walk-in shower. The family bathroom calls for relaxation with a sleek bath and a walk-in rainfall shower.

Externally, you'll find a private walled boundary leading into an expansive gravelled driveway providing ample off-road parking for several vehicles. The double garage offers the perfect space for secure storage, along with an internal studio space that's perfect for anything from a gym, working from home or a base for your business.

Convenient side access leads you to the rear garden boasting a large patio seating space, a beautifully manicured grass lawn, and a tiered decked seating area with room for a hot tub and sun loungers that overlook the fields beyond.

Aston Lane is a sought-after setting with extremely convenient access to the A34, leading you into both Stone and Stafford. Stone is a few minutes away with an array of shops, supermarkets, bars, restaurants, and excellent commuter links via the A51, local bus routes, and Stone train station.

Stone is a charming market and canal town situated on the River Trent, between the larger towns of Stafford and Stoke-on-Trent, close to the A34, M6, and mainline train stations, giving easy access to Stafford, Stoke, and beyond. The town boasts a vibrant high street filled with independent shops, cafés, and restaurants, alongside regular farmers' and craft markets. Stone is also celebrated for its thriving food and drink scene, most notably the annual Stone Food & Drink Festival, which showcases local produce and artisan talent. For leisure and outdoor pursuits, the nearby Trent and Mersey Canal provides scenic towpaths for walking and cycling, while Westbridge Park and surrounding countryside offer plenty of green space. Stone has a 3-tier schooling system with popular first, middle and high schools all within the town as well as highly regarded independent schools. With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.



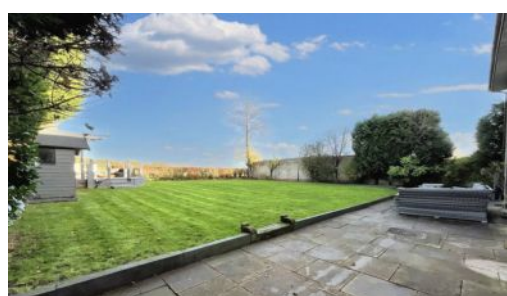
Executive living on Aston Lane, a lifestyle upgrade with countryside views. 5-bed detached home with contemporary interiors, versatile living spaces, and a large garden with East-facing countryside views.

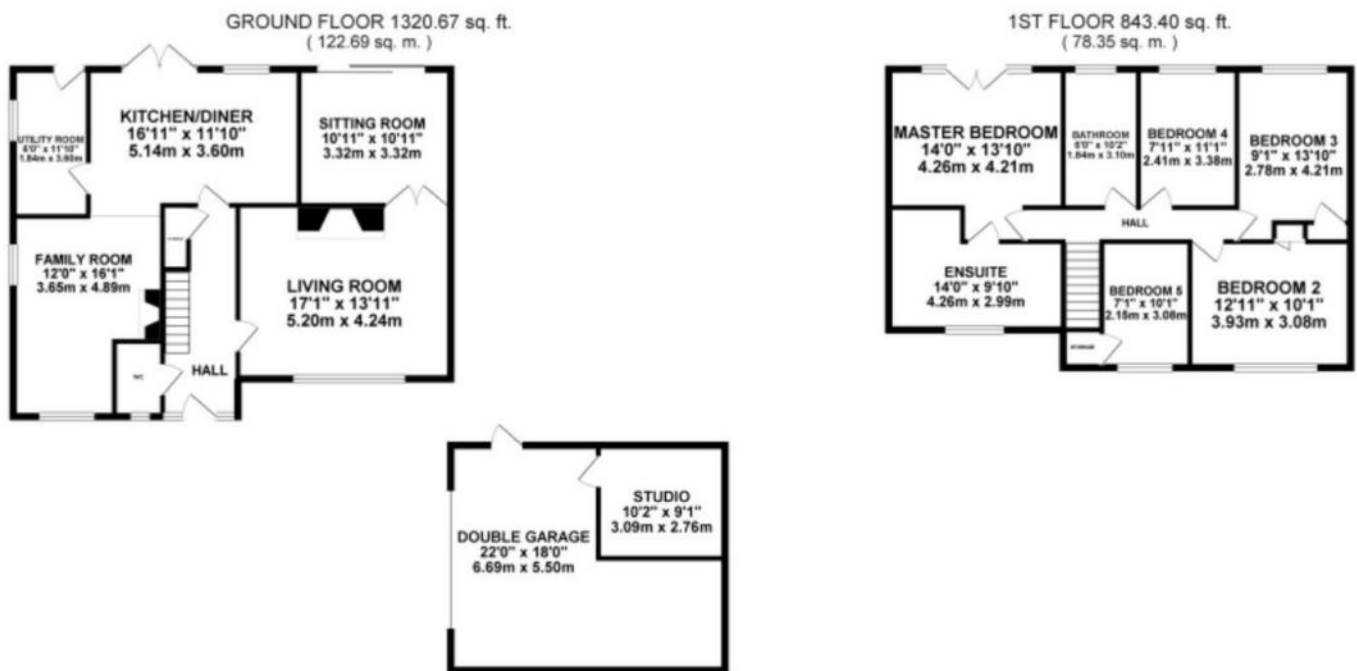
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





TOTAL FLOOR AREA : 2164.08 sq. ft. (201.05 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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