



## Walton Heath House Common Lane, Stone

£750,000 Freehold



Walton Heath House is a detached home sitting on the quiet Common Lane within a sizeable 0.82-acre plot, ample off-road parking, detached triple garage, log store, and a two storey studio space. • Expansive gardens with lush grass lawns, a variety of shrubberies, established specimen and fruit trees. Vegetable patch space and vast open countryside views. • Three generously sized double bedrooms including a master bedroom with its very own en suite shower room. The family shower room offers a walk-in rainfall shower and a bright window with views. • Recently upgraded kitchen with L-shaped sleek cabinetry, integrated appliances and dining space, sitting/dining room with glazed French doors and open flow into living room. • Detached two storey studio with multiple studio spaces, kitchen and bathroom - with potential to be used as auxiliary residential accommodation subject to



Every masterpiece starts with a blank canvas, and Walton Heath House is nothing short of a work of art. Set within an impressive 0.81-acre plot, this home is surrounded by sweeping countryside views and direct access to Walton Common. Each space this home offers has been thoughtfully composed, layered with light, space, and detail, and is perfect for growing family life.

Step into the porch, perfect for kicking off your coats and shoes before entering. The entrance hall guides you into every corner of this home, starting in a beautifully upgraded kitchen with sleek cabinetry, contrasting worktops, and integrated appliances including a fridge/freezer, dishwasher, double oven, induction hob with extractor, and even a boiling hot water tap. The living room awaits with a warm log burner, glazed French doors to the garden and an easy open-plan flow into the sitting/dining room. Here you'll discover a bright vaulted ceiling, additional glazed French doors and a versatile space that is ready to adapt to your needs, whether that is entertaining friends or relaxing with family. Off the kitchen there are two spacious pantry/storage spaces plus a convenient W/C. Upstairs is home to three generously sized double bedrooms including a master bedroom with its very own en suite shower room. The family shower room has a walk-in rainfall shower with stunning countryside views.

Outside, within the sizeable 0.82-acre plot, you will find a detached two storey studio with potential to be used as auxiliary residential accommodation subject to necessary planning permission. The ground floor is an open studio space with access into a kitchen and pantry, upstairs, the studio space continues with bright skylights and a bathroom with a bath/shower duo. Next door, an expansive detached triple garage awaits with a large covered log store on the side. Within the grounds you will discover beautifully maintained lawns throughout, a wide range of shrubberies, wildflowers and established specimen trees, plus a large section for vegetable patches. To the front, a large gravelled driveway provides ample off-road parking for several vehicles. The property is accessed through the quiet Common Lane and sits adjacent to Walton Common which is the perfect spot for walking the dog or fun afternoons with the family.

### Location

**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.



Walton Heath House offers 3 double bedrooms, upgraded kitchen, detached two storey studio, triple garage, 0.82-acre plot, countryside views, and direct access to Walton Common near Stone.

Council Tax band: E

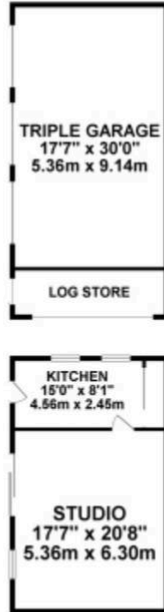
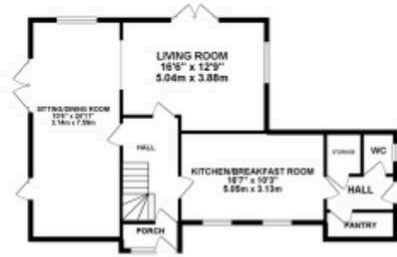
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR 1951.72 sq. ft.  
( 181.32 sq. m. )



1ST FLOOR 1068.63 sq. ft.  
( 99.28 sq. m. )



TOTAL FLOOR AREA : 3020.35 sq. ft. ( 280.60 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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