

## 3 Kibblestone Road, Oulton

£775,000 Freehold



Extensively renovated detached home that offers a seamless blend of traditional character with exposed beams and an inglenook fireplace, and modern living that is perfectly suited for family life. • Versatile living areas with a living room, kitchen/living/dining space, utility room and breakfast room, dining room, study, boiler room, W/C, and access into the cellar. • First floor with four generously sized double bedrooms all with their own en suite shower/bathrooms. The second floor offers two versatile loft rooms with ample eaves storage, ideal for guests or work • Double iron gates welcome you onto a block-paved driveway with off-road parking for several vehicles and an open double garage with log store. Landscaped garden with patio seating space and brick BBQ. • Highly sought-after location in Oulton Village, within walking distance to Oulton First School and The Brushmakers Arms



Welcome to a home where life slows down, softens, and simply feels right from the very start. Beautifully restored and full of life, this four-bedroom detached home is a seamless blend of traditional character and modern living that has been thoughtfully designed for family living and is ready for you to move straight in.

The ground floor begins with a generously sized living room, complete with dual-aspect windows, exposed beams, and a grand inglenook fireplace and log burner. Continue to an open-plan kitchen/living/dining room with a stunning L-shaped shaker-style kitchen with an integrated full-size fridge and freezer; a wine cooler; a four-burner induction hob with underfloor extraction; two double ovens; a plate warmer; plus a central island with a breakfast bar.

The utility room has been upgraded to offer ample storage space, a dual-belfast sink, an integrated fridge and a seamless flow to the breakfast area. From here, you'll discover a generously sized dining room, study, boiler room, and W/C. Downstairs, the cellar is fitted with electricity and lighting and is ideal for storage or potentially to be reimaged into a home cinema room (STNPP).

The first floor is home to an expansive master bedroom with a walk-in wardrobe and en suite shower room; three additional double bedrooms and three en suites offer ample space for family or guests. The second floor awaits with two versatile loft rooms, both with eaves storage spaces.

The rear garden has been beautifully landscaped with patio seating spaces, surrounding greenery, and a purpose-built brick BBQ. Iron double gates welcome you into the home and lead to a block-paved driveway with ample off-road parking leading to an open double garage with log storage.

## Location

The property itself sits within the highly sought-after village of Oulton, well known for its peaceful living and strong community spirit. You are within walking distance of Oulton First School, The Brushmakers Arms, Oulton Scout Hut and the Village Hall, along with easy driving access to Stone.

**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 easy access to Westbridge Park, Barlaston Downs and the surrounding countryside offer plenty of green space.

Stone has a 2-tier schooling system with popular first, middle and high schools all within the town as well as highly



Beautifully restored four-bed detached home in Oulton. Spacious living, modern kitchen, landscaped garden, double garage, cellar, and great village location near Stone. Ready to move in.

Council Tax band: F

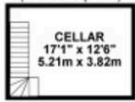
Tenure: Freehold

EPC Energy Efficiency Rating: E

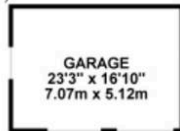
EPC Environmental Impact Rating: E



CELLAR 214.44 sq. ft.  
( 19.92 sq. m. )



GROUND FLOOR 1771.55 sq. ft.  
( 164.58 sq. m. )



1ST FLOOR 1166.92 sq. ft.  
( 108.41 sq. m. )

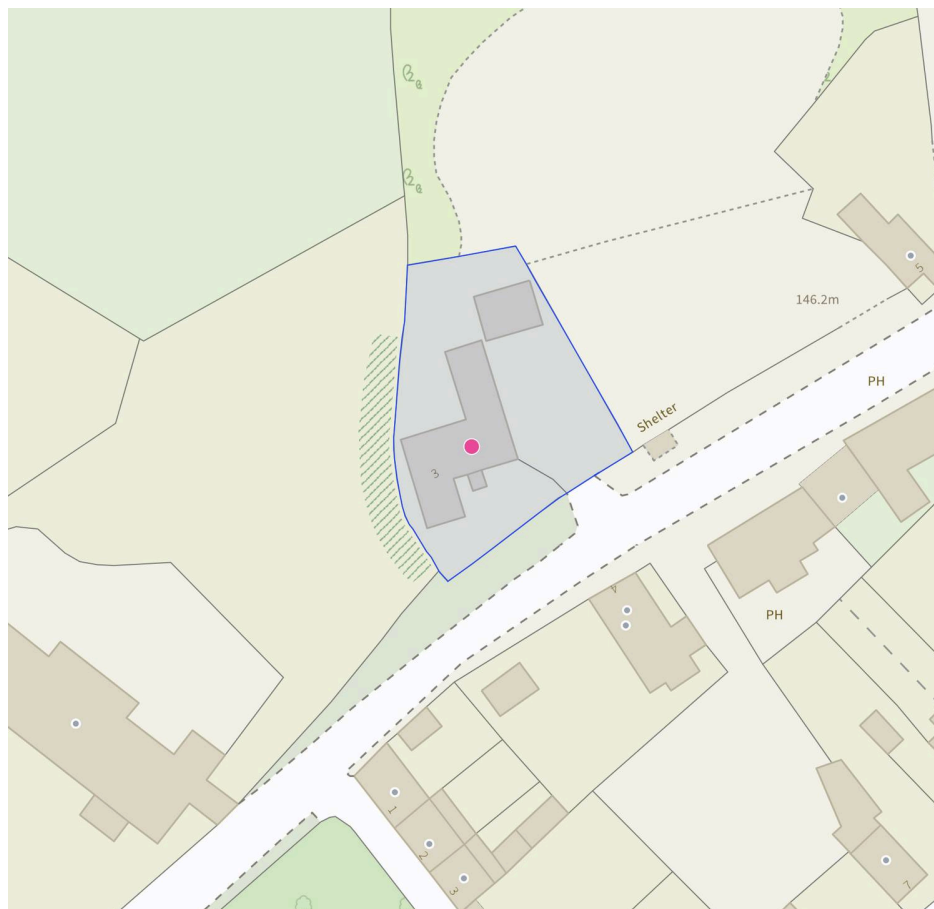


2ND FLOOR 728.57 sq. ft.  
( 67.69 sq. m. )



TOTAL FLOOR AREA : 3881.48 sq. ft. ( 360.60 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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