



The Old Chapel, Sandon Road

£550,000 Freehold



Beautifully renovated throughout, The Old Chapel offers stunning original features including Minton tiling, original wooden flooring, bright vaulted ceilings and featured angled windows throughout. • Three generously sized bedrooms including a master bedroom with dual-aspect windows and an en suite with d-shaped rainfall shower. The bathroom offers a freestanding double-ended bath. • Versatile living spaces including a generously sized living room, dining room and snug. Plus, a utility room and separate study. Open-plan kitchen/diner with modern kitchen and integrated appliances. • Sizeable 0.35-acre plot with 360 degree surrounding gardens including lush grass lawns, beautifully maintained hedging and shrubberies, patio seating space and two driveways with ample parking. • Set in the heart of the lovely village of Hilderstone with a peaceful countryside lifestyle and well-



Step this way, but mind your footing; you might just find yourself tumbling headfirst into something rather extraordinary. Welcome to The Old Chapel, a home where ordinary simply won't do, where beautiful original features, lofty proportions, modern convenience and a sizeable 0.35-acre plot combine to create your perfect home.

Step inside to a beautiful hall with the original door and traditional Minton tiling that leads you into the entrance hall. The beating heart of the home is the open-plan kitchen/dining space that has been upgraded with convenience in mind. Sleek cabinetry provides ample storage space; you have an integrated microwave, dishwasher, and double oven with a five-burner gas hob. This space offers a bright vaulted ceiling with stunning stained-glass windows and the original chapel flooring. The living room is perfect for relaxing and is flooded with natural light thanks to the dual-aspect windows. Additionally, you have a dining room and a snug space that is ideal for entertaining friends and family no matter the occasion. Downstairs is complete with a utility, plus another hall leading into the study.

Upstairs is home to three generously sized double bedrooms, including an expansive master bedroom with tall, vaulted ceilings, featured angled windows and an easy, seamless flow into the en suite shower room with a D-shaped rainfall shower. The family bathroom boasts sleek marble-effect tiling with a free-standing double-ended bath.

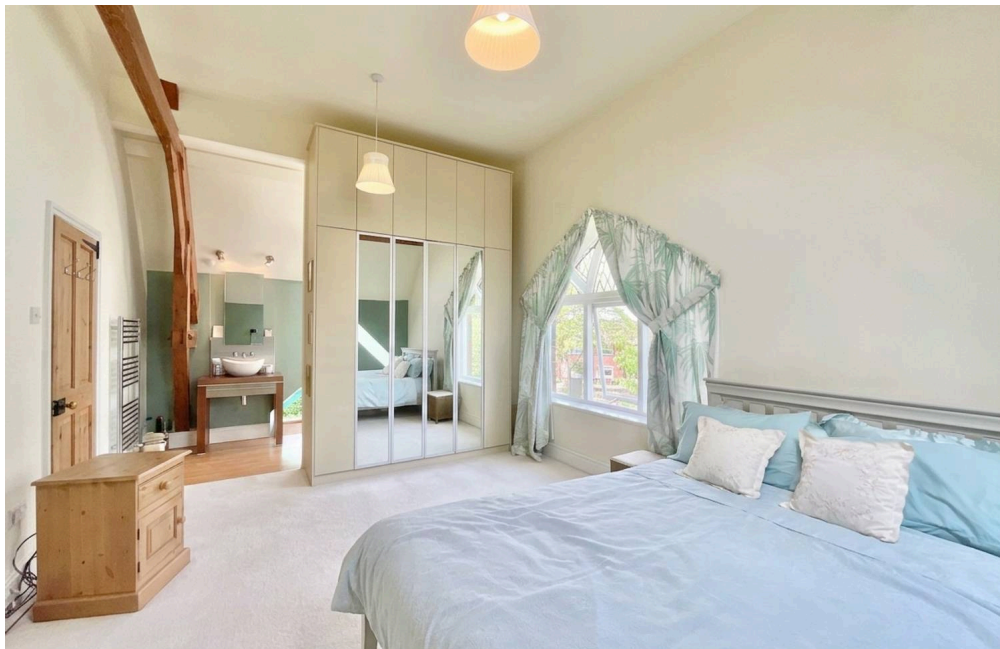
Outside, you have a full wrap-around garden with a beautiful grass lawn framing the frontage, while the sweeping rear garden boasts a patio seating area, a gravelled driveway with off-road parking, a long, beautifully maintained lawn, and mature shrubberies and hedging throughout. There is also the benefit of a well, ideal for watering the flower beds. Additional off-road parking is available on a separate driveway just outside the back door.

Location

Hilderstone is a lovely semi-rural village located to the north-east of Stafford, offering a peaceful countryside lifestyle while remaining well-connected to nearby towns and transport links. Known for their picturesque surroundings, historic buildings, and strong community spirit, these villages appeal to families, professionals and those seeking a tranquil setting.

Local amenities include village pubs, primary schools, churches and small convenience stores, with larger shopping, leisure and healthcare facilities available in Stafford. Outdoor enthusiasts benefit from scenic walking routes, farmland and nearby woodland.

Commuters enjoy easy access to the **A518, A51 and M6**, providing links to Stafford, Stoke-on-Trent, and the wider Midlands. The area is popular with those looking for rural charm without sacrificing convenience.

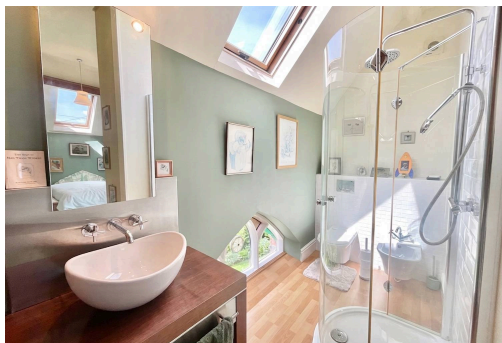


The Old Chapel blends original features and modern upgrades, offering 3 double bedrooms, open-plan and versatile living spaces, wrap-around gardens, and parking in a peaceful Hilderstone village setting. Council Tax band: E

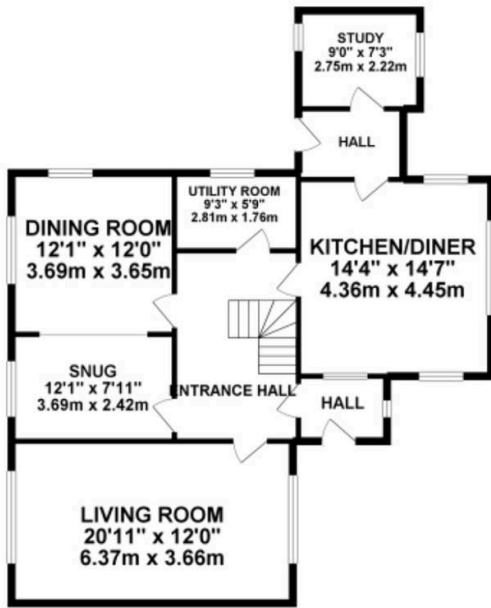
Tenure: Freehold

EPC Energy Efficiency Rating: D

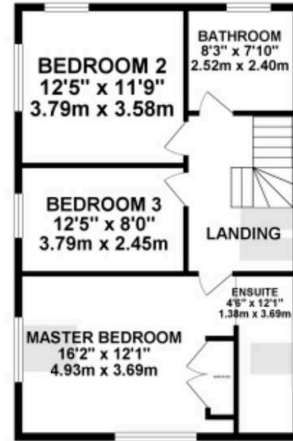
EPC Environmental Impact Rating: E



GROUND FLOOR 1022.01 sq. ft.
(94.95 sq. m.)

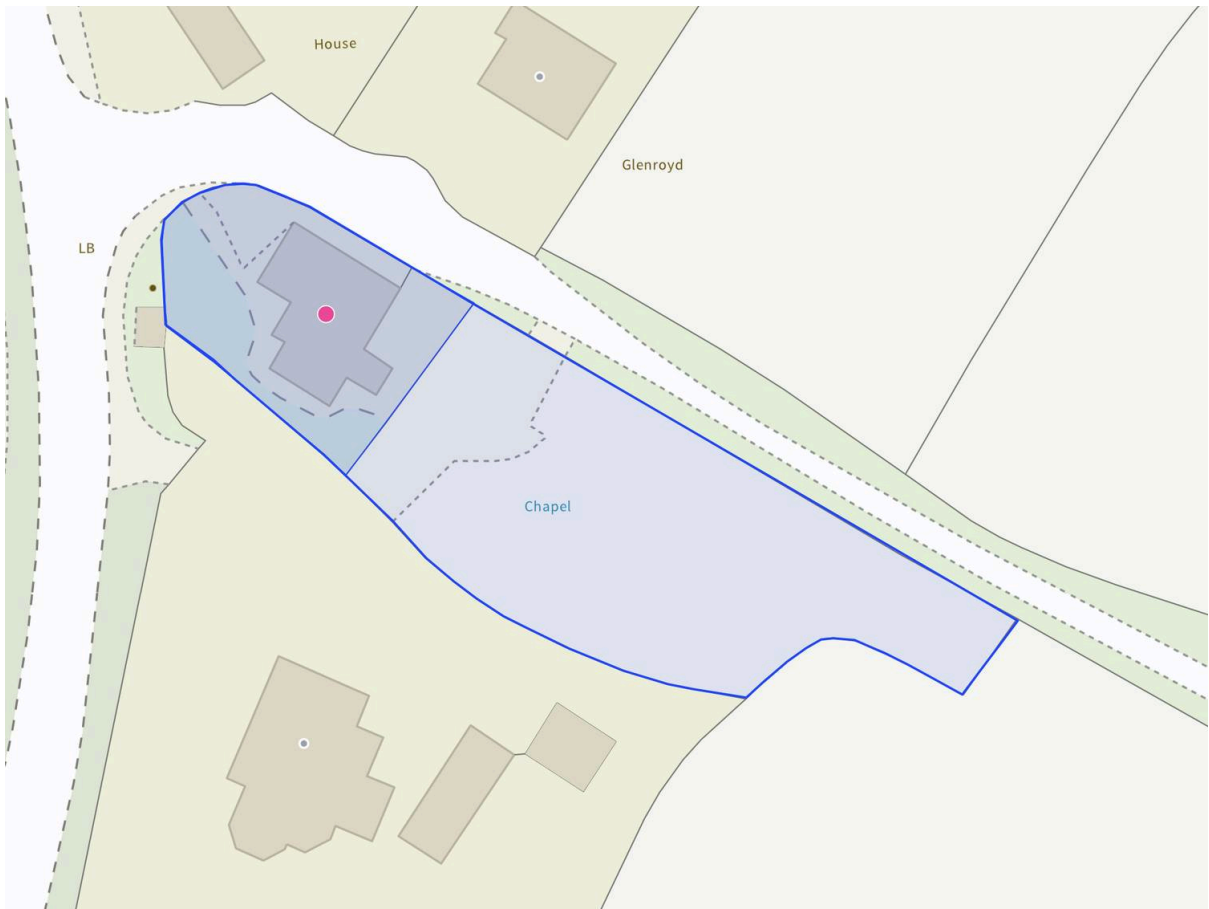


1ST FLOOR 660.02 sq. ft.
(61.32 sq. m.)



TOTAL FLOOR AREA : 1682.04 sq. ft. (156.27 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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