



Field Place, 61 Stafford Road, Stone, Staffordshire

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# 61 Stafford Road, Stone Staffordshire ST15 0HE

Forming the central part of Walton Terrace, Field Place is a most attractive stucco-fronted Georgian townhouse which has been beautifully modernised to offer the perfect blend of a period home redefined for modern living. The house retains a range of character features including bow windows, mullioned cornice, half Doric porch and tripartite windows whilst more recent improvements include the glazed kitchen area and newly completed study.



**Guide price:** £750,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** E



Reception hallway



## Field Place

Entered via a pair of half-glazed doors, the entrance porch includes original stone flags with a further set of glazed doors opening to the spacious entrance hall. The entrance hall includes high ceilings and deep skirting boards, with doors radiating off to all ground floor accommodation including the guest WC and cellar.

The drawing room is off the right side of the entrance hall, and is an excellent formal sitting area. The drawing room includes a marble fireplace with open fire inset, intricate coving and glazed bow window with double doors to the garden.

The dining room is equally well proportioned and is filled with natural light via the glazed bow window. The high ceilings and exposed polished floorboards elevate the room making it an ideal formal entertaining space.

Off the rear of the entrance hall is the cosy snug with wood burner, whilst there is also a guest WC.



The bright kitchen breakfast room is accessible off both the dining room and entrance hall and is a versatile modern space. There is a range of fitted wall and floor cabinetry set underneath a solid wood worksurface. The breakfast area extends off the back of the kitchen and is filled with light via the glazed wall and roof light. The breakfast area in turn leads to the newly created study which is an excellent size. The exposed brickwork and herringbone Karndean flooring make this space a highly specified and versatile addition.



Stunning kitchen/breakfast room



Light and bright breakfast room



Drawing room



Snug



Kitchen



Drawing room



Study



Breakfast room



Principal bedroom

## Upstairs

The staircase rises from the entrance hall to the first floor landing. The principal bedroom is of excellent proportions and includes a refitted en suite bathroom with contemporary roll top bath. There are a further four double bedrooms spread across the balance of the first floor as well as the second floor, with a separate WC and family shower room being found off the first floor landing.



Principal bedroom en suite



Bedroom five



Bedroom three



First floor landing



Bedroom three



Family shower room



Bedroom four



## Gardens

Field Place is accessible vehicularly via a shared driveway or on foot from the Stafford Road. A pretty pathway winds through the front gardens to lead to the portico, whilst the gravelled driveway leads off from the Stafford Road and opens to a large parking area. There are two separate single garages and a useful potting shed which is an ideal garden store.

Directly to the rear of Field Place is a south west facing rear terrace which includes an ornamental pond and is accessible from the breakfast area, entrance hall and study. The remainder of the garden is found beyond the parking area and is mainly laid to lawn as well as including several seating areas.





**Field Place, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 284 sq.m/3052 sq.ft**  
**Outbuilding = 3 sq.m/36 sq.ft**  
**Garage = 29 sq.m/313 sq.ft**  
**Total = 316 sq.m/3401 sq.ft**

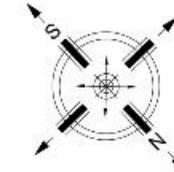


Illustration for identification purposes only, measurements are approximate, not to scale.

## Distances

Eccleshall 5.5 miles, Stafford town and railway station 7.1 miles, Birmingham International Airport 46.6 miles, East Midlands Airport 45.3.1 miles (all distances are approximate)

## Location

Field Place is set on the edge of the canal town of Stone, within walking distance of the popular high street itself. Stone offers a broad range of local shops and restaurants, with a regular Farmers Market and events taking place such as Stone food and drinks festival in July. The nearby Trentham Estate offers delightful walks, boat trips and plenty of shops and restaurants to choose from.

There is an excellent range of schooling within the immediate area and a selection of these include Oulton First School, St. Dominic's Priory School, Alleyne's Academy, Yarlet School and Stafford Grammar.

Accessibility is excellent with the A34 providing a swift connection to the M6 at J15 whilst a few minutes to the north is the A50 offering the easy link to the M42 and M1. Stafford railway station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both East Midlands and Manchester Airports are within an hour's drive.

## Knight Frank

### Stafford

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