

LOWER WAY
UPPER LONGDON
WS15 1QG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A luxurious, five bedroom detached exquisite home, nestled in a large plot within a private drive and built by the highly regarded local developer Firstpost Homes Ltd.

ACCOMODATION

Ground Floor:

Entrance hallway
Cloakroom
Drawing room
Study
Kitchen/Family breakfast room
Orangery
Dining room
Utility room
Guest WC

First Floor:

Landing
Principle Bedroom with large built-in wardrobes and ensuite bathroom with his and hers sinks
Bedroom two with ensuite shower-room and built-in wardrobe
Bedroom Three with ensuite shower room and built-in wardrobe
Bedroom four with built-in storage
Bedroom five with built-in wardrobe
Family bathroom with corner Bathtub

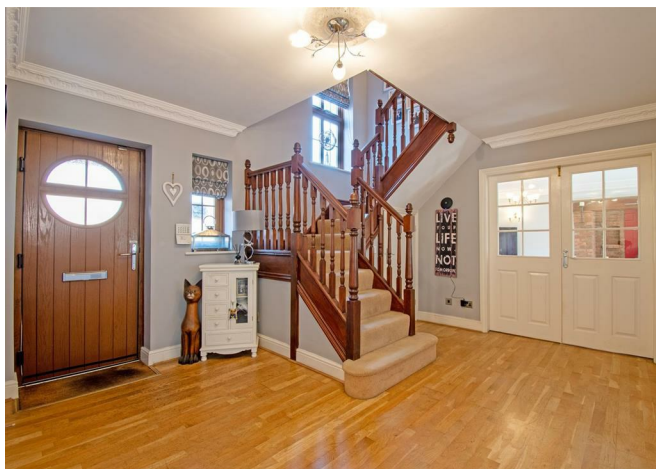
Garden and Grounds:

Stone paved driveway with ample parking
Out-door bar and paved sitting area
Fixed Awning canopy over the rear garden stone paved patio and courtyard
Laid to lawn rear garden with mature trees
Gate into woodland

EPC rating: C

Approximate Gross Internal Area: 3753 Sq Ft (349 Sq M)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Hanbury House is a spacious family home sat in a private corner plot and is located within the heart of the magnificent Cannock Chase Woodland and is described as an area of outstanding natural beauty. This small development is located toward the end of Lower Way within Upper Longdon. The nearby Cannock Chase National Forest provides acres of woodland, nature reserves, and scenic trails, perfect for exploring and enjoying the great outdoors.

Lichfield is a thriving City with many historical connections, including Lichfield Cathedral and the birthplace of Dr Samuel Johnson. The city boasts a good range of amenities including shops and leisure facilities. In addition, it enjoys an active social calendar including the annual Lichfield Festival, Medieval Market, and Lichfield Literary Festival. The Garrick theatre offers a wide range of entertainment including both local and national touring productions. There is an excellent range of schooling within the area including Lichfield Cathedral School, Repton School, and Denstone College.

In terms of transport links, Lower Way enjoys easy access to major roadways such as the A515 and A51, providing convenient connections to nearby towns and cities including Lichfield, Burton upon Trent, and Stafford. Nearby train stations, including Lichfield Trent Valley and Rugeley Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

Ground Floor:

Built in 2000, this impressive home spans 3,753 sq. ft. of well-designed living space. The front door, set under a charming open-sided storm porch, opens into a bright and welcoming reception hall. Parquet-style flooring complements the feature handmade staircase that ascends to the first-floor landing. Doors radiate to the principal reception rooms, and a convenient guest cloakroom/WC adds practicality.

The entrance hall greets you with a built-in coat wardrobe and a warm, inviting atmosphere. Straight ahead, double doors lead to the games room, where a large walk-in bay window frames views of the garden. To the left, another set of double doors opens into the drawing room, featuring a window seat overlooking the foregarden and two sets of French doors that extend the space into the rear garden during warmer months. A striking Inglenook fireplace with a gas inset and a substantial stone surround creates a cozy focal point.

From the games room, double doors flow into the formal dining area, part of the open-plan kitchen, family, and breakfast room. This expansive space is ideal for hosting elegant dinner parties

or larger family gatherings.

At the heart of the home lies the kitchen/breakfast/sitting room, equipped with a comprehensive range of wall and base units complemented by stylish worksurfaces and splashbacks. A central island provides additional storage and food preparation space. High-end integrated appliances and a remarkable 6-oven Aga make this kitchen a chef's delight. A well-appointed utility room offers further practicality, with doors leading to the garage and driveway.

The dining area transitions seamlessly into a remodeled orangery that doubles as a family room. Its stunning feature glass roof, tiled flooring and large picture windows bring in natural light while offering panoramic views of the beautiful rear garden. Sliding doors open to a paved patio area complete with an outdoor bar and kitchen—perfect for entertaining.

A separate office provides a quiet space for work or study, and a guest WC completes the ground floor.

First Floor

The gallery landing, illuminated by a large window with views to the front aspect, leads to five well-proportioned bedrooms and ample storage.

The principal bedroom features spacious built-in wardrobes and an en-suite bathroom with his-and-hers sinks. Bedroom two boasts a luxurious en-suite shower room and built-in wardrobe. Bedroom Three also includes an en-suite shower room and built-in storage, while Bedrooms Four and Five are fitted with wardrobes. A family bathroom, complete with a corner bathtub, offers a tranquil retreat.

Gardens and Grounds

Set against the stunning backdrop of Cannock Chase woodland, the beautifully landscaped gardens offer a private oasis for relaxation.

The block-paved driveway provides ample parking and access to the triple car garage with electrically operated doors. The rear garden, bordered by mature trees, features a lush lawn and a paved outdoor seating area with a fixed awning canopy over the stone-paved patio and courtyard. An outdoor bar area adds a delightful space to enjoy the surroundings.

This exceptional home combines space, style, and abundant natural light to create an idyllic environment for family living and entertaining.

Distances

Rugeley - 4.5 miles

Lichfield - 5.0 miles





Sutton Coldfield - 13.3 miles
 Birmingham - 22.0 miles
 Birmingham International/NEC - 23.4 miles
 M6 - 15.6 miles
 M6 Toll - 18.6 miles
 M42 - 22.7 miles
 (Distances approximate)

Terms

Tenure: Freehold
 Local Authority: Lichfield District Council
 Tax Band: H
 Average area Broadband speed: 74 Mbps
 Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

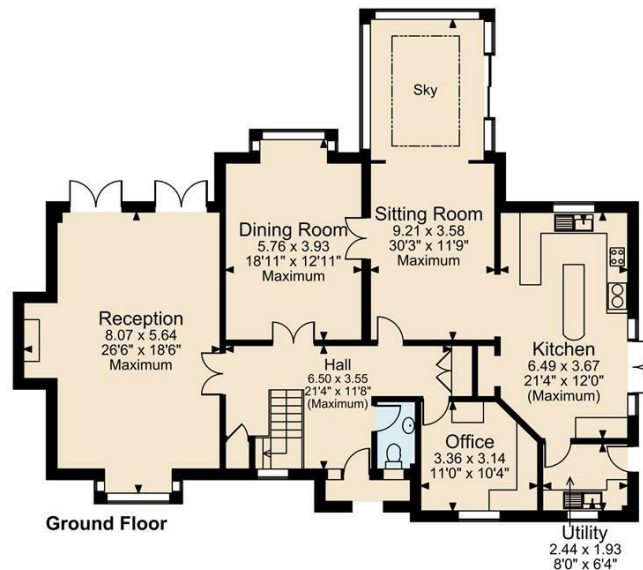
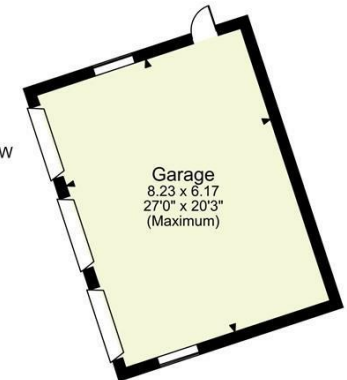
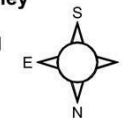
We understand that mains water, gas and electricity are connected.

Disclaimer

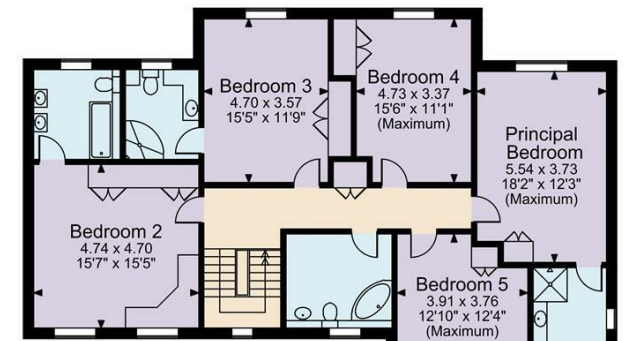
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: December 2024
 Particulars prepared: December 2024

Hanbury House, Lower Way, Rugeley
Approximate Gross Internal Area
Main House = 3206 Sq Ft/298 Sq M
Garage = 547 Sq Ft/51 Sq M
Total = 3753 Sq Ft/349 Sq M




Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com