

Rawnsley Road

Cannock, WS12 1JQ

John 
German





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Offers Over £800,000

An exciting opportunity to acquire this luxuriously appointed detached family residence finished to a spectacular standard with rolling countryside views over Hednesford Hills.

John German are delighted to offer to the market this luxury individually designed detached family residence built by its current owners. It all started with purchasing a plot of land and having the vision that they have managed to achieved in creating a superb versatile detached family home offering very generous living and entertaining space situated in a quiet position nestled against Hednesford Hills.

The historic market town of Hednesford offers a wide range of amenities including supermarkets, restaurants, pubs and cafes. In addition to this, the neighbouring town of Cannock is home to the newly opened McArthur Glen Designer Outlet Village boasting a selection of designer and high Street shops along with a superb choice of restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away and offers a haven for local wildlife and also providing a great space for those looking to walk, explore or cycle. For commuters, there are train stations in both Hednesford and Cannock plus road links via the A460, A5 and M6 Toll road.

The property is located set back from the road beyond a long private conifer driveway leading to an electric secure gated entrance with a block paved driveway area and a double garage with exposed farmhouse brick. The garage space is a fantastic versatile space currently utilised as a kind of gym/ 'man cave', complete with air conditioning and offers the potential for a wide range of different uses depending on the new owners needs.

Side steps lead up to the composite entrance door opening into the welcoming hallway with a beautiful tiled flooring, feature exposed brick and lighting. A staircase with glass balustrade leads down to the garage/games room which as previously mentioned is a flexible space, ideal for a gym, 'man cave', games room etc.

Lying at the heart of the home is the magnificent open plan kitchen/dining/living area having floor to ceiling glass windows offering stunning views of the surrounding Hednesford Hills. The exceptional kitchen has been finished to a high standard with luxury high gloss units including a matching island unit and a variety of built-in kitchen appliances including three ovens, hot water boiling tap, integrated fridge/freezer, large AEG induction hob and much more. Stylish tiled floor runs underfoot and continues into the living and dining area that has room for both dining and soft seating, provision for a wall mounted television with display recessed either side and a focal point fireplace. Doors lead out to the rear, ideal for those summer months.

Off the kitchen is a separate utility room with space with plumbing for a washing machine and tumble dryer.

Also on this floor are three well proportioned bedrooms - the main master suite has a beautiful vaulted ceiling with velux skylights allowing natural light to flood the room with the benefit of its own luxury en-suite complete with walk in shower. There is further potential to add an additional mezzanine floor, an idea the current sellers did toy with, creating a separate seating area away from the rest of the property.

The two further bedrooms are served by an exquisite bathroom complete with luxury tiling and a four piece suite.

Back to the hall where a beautifully installed oak staircase with glass balustrade overlooks the open plan kitchen/living area and leads to a further double bedroom with its own en-suite bathroom, again appointed to such a high standard.

Outside to the rear of the property there is low maintenance rear garden with two patio seating areas, astro-turf lawn, raised flower beds and a built in seating area. There is also a summerhouse with power and lighting which could be an amazing bar or home office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: **Parking:** Off Road **Electricity supply:** **Water supply:**
Sewerage: **Heating:** (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

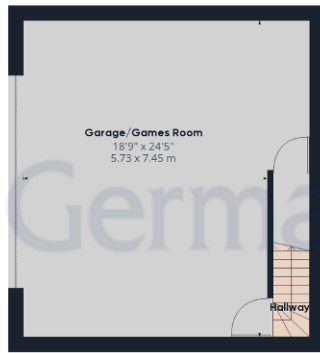
Local Authority/Tax Band: Cannock Chase District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

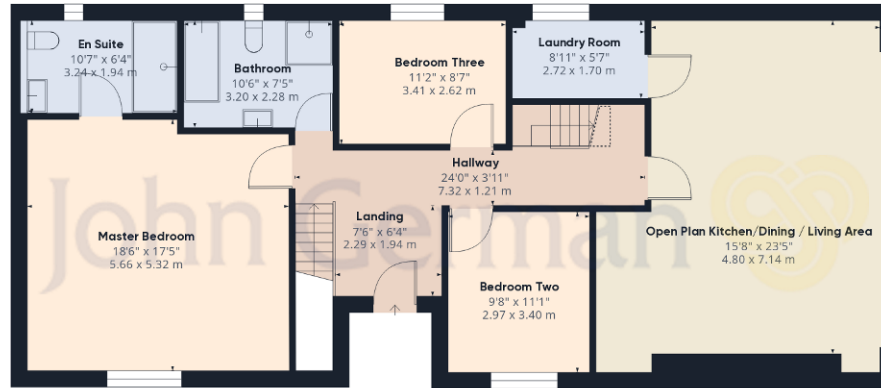
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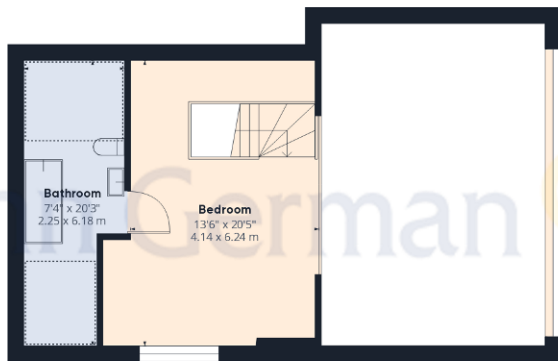




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2279.28 ft²

211.75 m²

Reduced headroom

87.52 ft²

8.13 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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