

Blithbury Road

Hamstall Ridware, Rugeley, WS15 3RR

John 
German





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£575,000

A beautifully presented individually designed and built detached village home with a wealth of special features and complimented by a delightful garden, open field views, spacious driveway and double garage.

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Hamstall Ridware is a very popular semi-rural village with a long and interesting history and a varied and attractive range of village properties including the 12th Century St. Michael & All Angels Church and the Shoulder of Mutton public house.

The individually built home successfully combines traditional styling both internally and externally together with a full range of modern conveniences, not least a beautiful double-glazed conservatory that enjoys rear garden and country views. The property is gas centrally heated and uPVC double glazed and the front main entrance leads into a porch that in turn leads into the L shaped reception hall with its fully tiled balustraded stair to the first floor and access to a two-piece fitted guest cloakroom. Leading off the hall are two separate reception rooms and the breakfast kitchen. The dual aspect lounge is a well-proportioned attractive room with shuttered front window, double doors to the rear garden, feature fireplace and log burning stove. The separate dining room is also a generous well-proportioned room and has a rear garden outlook and access with fitted shutters. The breakfast kitchen has been stylishly refitted and offers a comprehensive range of paint finished base, wall and drawer units with contrasting worktops and upstand, breakfast bar, sink unit, built in double oven and microwave, electric hob, extractor hood, fridge freezer and dishwasher, a fully tiled floor and shuttered window. There is a utility room that leads off the kitchen that is fitted out in the same style and has appliance spaces for a washing machine and tumble dryer, and a side access door. One of the many special features of the ground floor is a spacious rear facing uPVC double glazed conservatory which enjoys lovely garden and countryside views and has a cleared glazed roof, tiled floor and electric flame effect fire for all year-round use.

The characterful and part galleried first floor landing has a front facing window and provides access to the three/four bedrooms and the family bathroom. The master bedroom has two front facing windows and access to its own refitted luxury en suite shower room which is fully tiled and has shower, wash hand basin and low-level WC. Bedroom two is a light and bright dual aspect room having shuttered windows with village and country views and bedroom three is a rear facing double room with garden and country views. Bedroom four is currently fully fitted out as a dressing room but would make an ideal single bedroom if required. The main family bathroom has been stylishly reappointed and fully tiled to offer a period white and chrome suite to comprise freestanding bathtub with double head shower unit over, wash hand basin and low-level WC.

Outside, detached double garage with electric up and over door, light and power points. Multi-vehicle block paved driveway with gravelled border areas, ranch style front fence and laurel plants, gated side entrance. The rear garden adjoins and overlooks very pleasant open fields and has been carefully managed to provide a pretty cottage style garden with an extensive range of perennial and shrubbery planting together with patio and seating areas, gravelled pathways and fenced boundaries.

Agents notes: On the government's environmental website, the chances of surface water and river flooding at this property are very low. In early 2025, the garage only was subject to a surface water overload. Please see the Hamstall Ridware Parish Council website to see the latest mitigation measures and report.

The property is situated in a conservation area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

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

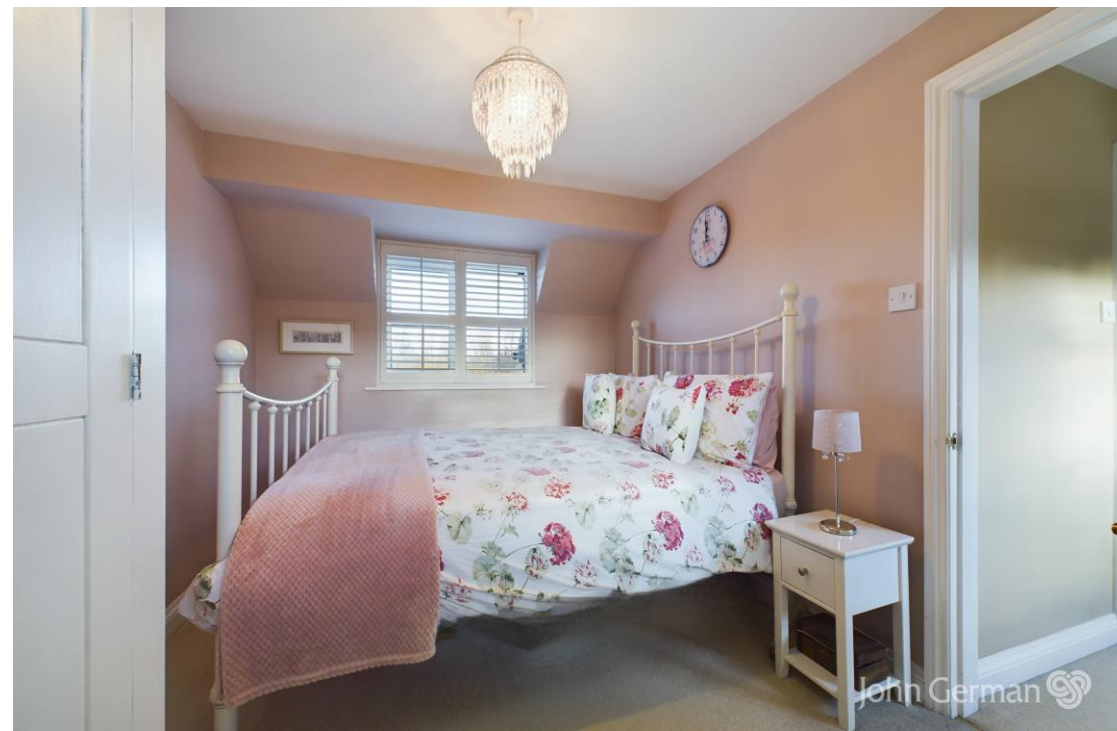
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

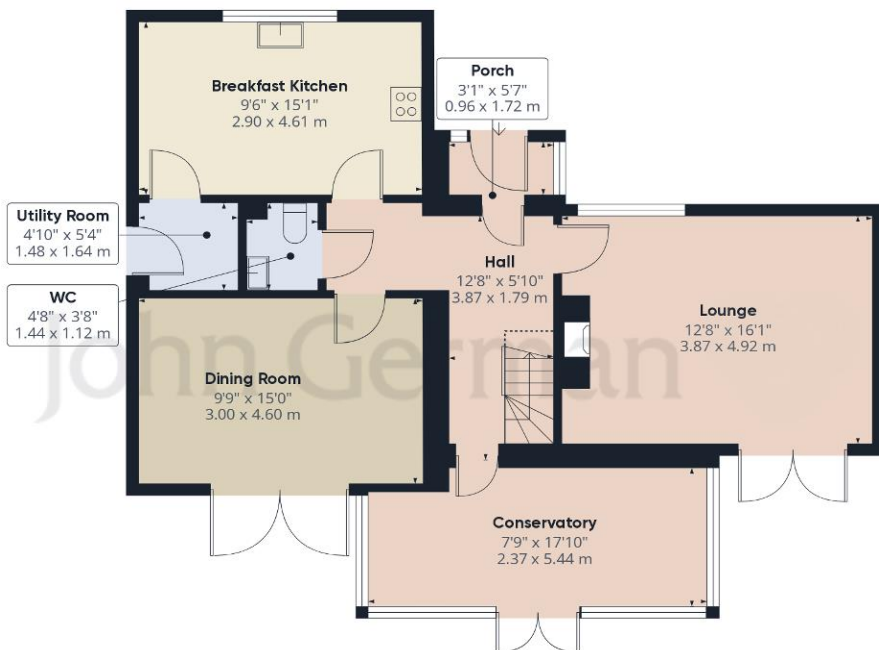
Local Authority/Tax Band: Lichfield District Council / Tax Band F

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

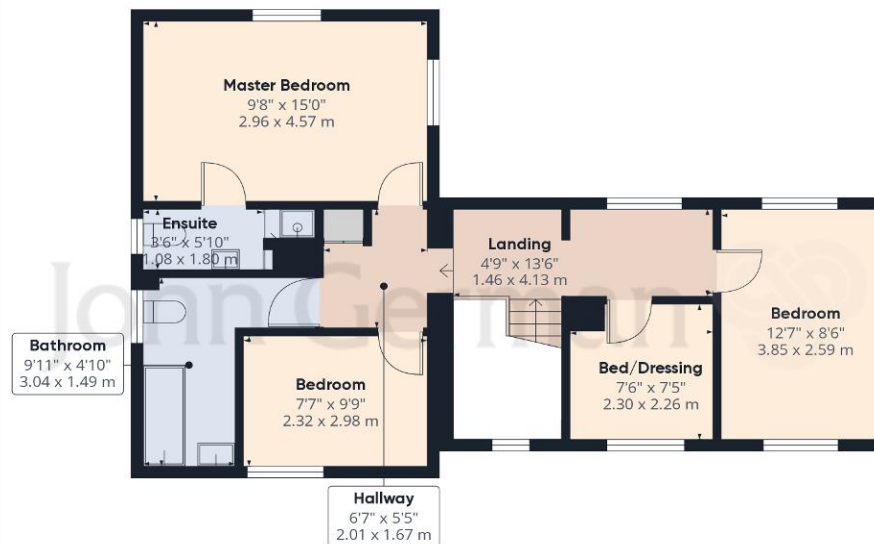
www.gov.uk/check-long-term-flood-risk



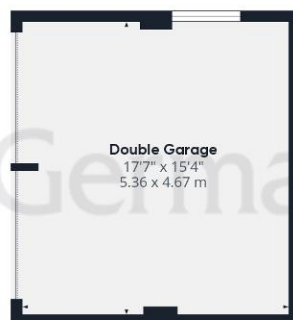




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1643 ft²

152.64 m²

Reduced headroom

8.98 ft²

0.83 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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