

# Birchwood Manor

Penkridge Bank Road, Rugeley, WS15 2UB

John   
German










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£3,900,000



A truly magnificent country residence built and appointed to the highest specification and completed in approximately 2019. Occupying an equally impressive plot with gardens, woodland, grounds and paddock, in all extending to approximately 7.7 acres. Situated in a beautiful location within Cannock Chase, an area designated as a place of outstanding natural beauty.



**Accommodation:** The entire house is fitted with bespoke doors and joinery, air conditioning and Control 4 Full Automation.

Enclosed entrance porch – Opens to a magnificent reception hall which provides a wonderful insight to this truly outstanding property. Boasting two bespoke staircases rising to the first-floor gallery landing, two Austrian cut-glass chandeliers which hang from the first floor to the ground floor, and a porcelain tiled floor. The guest cloakroom has exquisite contrasting tiling, Villeroy & Boch concealed wall hung WC and wash hand basin with LED lighting.

Elegant drawing room - Featuring a stone fireplace, ceiling detail, downlighting, and double doors opening to a separate lovely sitting room which has bi-folding doors opening to the side sun terrace and electric blinds throughout.

Cinema room – Being superbly appointed having screen, integrated speakers, leather cinema chairs and electric blinds.

Simply stunning and extremely spacious, open plan family living, dining kitchen - The luxury bespoke handmade kitchen by Davonport has a fabulous range of contrasting units with two types of granite work surfaces and an island made from Burr Oak featuring contrasting granite, having an inset stainless-steel sink, Bora induction hob and a further circular granite work surface with food preparation unit below. Integrated appliances comprise three Miele ovens, Miele coffee maker, Millenium Black Aga set into a recess, full height Sub Zero fridge and freezer with wine and room temperature cooler and Fisher Paykel double drawer mounted dishwasher. There is a splendid butler's style dresser suite and a further integrated dining bar with circular Burr Oak table. There is also a further wide opening to a formal dining area. Again, made by Davonport, the utility room hosts range of units with granite work surfaces, space and provision for domestic appliances and a cloakroom off, which has the benefit of full height tiling and Villeroy & Boch wash basin with integrated drawer and concealed wall hung WC with LED lighting. To the centre of the room is a full height, double sided log effect gas fire in a tiled fireplace incorporating a recess for a TV above. There are electric blinds to the windows, and the porcelain tiled floor extends into the spacious sitting area which has air conditioning and bi-folding doors giving access to the large rear sun terrace, enjoying views of the garden, paddock and Cannock Chase beyond.

Lower ground floor – An oak and glass staircase leads to an entertaining room with full height enclosed glass doors to two compartments – a chilled section for beers and spirits and a room temperature section for wines.

Magnificent first floor gallery landing with large lantern roof flooding in natural light.

The principal bedroom suite comprises a very spacious bedroom with vaulted ceiling and French doors with a apex framing glazed over to a Juliet balcony, Control 4 built into the headboard, leading to a particularly well-proportioned private lounge, off which leads his/hers dressing rooms fitted with extensive seating, mirror, storage, wardrobes, jewellery drawers. Stairs rise to the second floor luxurious en suite having a raised free-standing bath with LED lighting, separate large shower, Villeroy & Boch his/hers extra-large vanity unit and concealed wall hung WC with LED lighting, 8 Velux roof lights and a porthole window to the front and rear.

The second master bedroom is also beautifully appointed with an en suite comprising Villeroy & Boch vanity ware including concealed wall hung WC with LED lighting, a bath standing on a plinth and a large wet area. The bedroom also has its own flight of stairs leading to a second floor with an exceptionally well-appointed private dressing with extensive seating, mirror, storage, wardrobes, jewellery drawers and lounge area having 8 Velux roof lights with blackout blinds.

Bedrooms three, four and five are equally impressive boasting spacious walk-in wardrobes/dressing rooms, with bespoke built in headboards, vanity units, dressers and drawers. The three rear facing bedrooms have balconies which enjoy stunning views of the garden, paddock and Cannock Chase.

Outside - The house stands well back from the road and is approached via two remote controlled electric gates opening to very attractive landscaped front garden areas including extensive seating in the sunken private decked area, Collingwood lighting, and a spacious drive providing extensive parking and giving access to four garages. To the rear of the house is a beautifully tiled sun terrace, beyond which lies a slightly lower level, very pleasant garden which is mainly laid to lawn and has a summer house and a stable block comprising one plant room and three store/stables.

Gated access leads to a paddock with a lovely outlook which has a long beech tree lined, hardstanding driveway from Stafford Brook Road. To the side of the property is woodland. There is security fencing encompassing the perimeter with 19 CCTV cameras covering the whole of the property, plus an intercom system on the front gates. A Star-Link is situated on the roof which provides full Wi-Fi and telecommunications.

Office building and games room – The ground floor features a cloakroom and a very useful kitchen area with a range of high and low level units, leading to two offices and a flight of stairs to the first floor games room which has a pool table, bar, surround sound, cinema screen and projector. This can also be controlled by Control 4.

Location - Whilst enjoying a wonderful location, the property is also convenient for modern day life being within easy access of both the county town of Stafford and the cathedral city of Lichfield. There are excellent rail links at both Stafford, Rugeley Trent Valley and Lichfield Trent Valley. The M6 and M6 toll are within an easy distance and provide direct access into the national motorway network.

-Cathedral city of Lichfield 11 miles

-Birmingham Airport 31 miles

-Birmingham city centre 28 miles

-Manchester Airport 64 miles

-East Midlands Airport 43 miles

-Lichfield Trent Valley railway station 11 miles

-Rugeley Trent Valley railway station 3 miles

**Agents notes:**

-There are tree preservation orders on the woodland.

-The electric is three phase.

-There is no mains gas or drainage.

-Drainage is to a treatment plant.

-The main heating system is ground source underfloor heating plus some air source heating. Oil central heating to the office and games room.

-Cannock Chase is an area designated as a place of outstanding natural beauty.

-The house does not have a new build warranty.

-There are two Titles – SF574052 which refers to covenants and rights and a copy of which is available upon request. We also understand there is a development uplift clause appertaining to this property. SF181481 also refers to rights and covenants and a copy of this is available upon request.

-There will be security recording at the property.

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

**Property construction:** Standard

**Parking:** Double garage & large driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private treatment plant

**Heating:** Ground source underfloor heating

(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:** Cannock Chase District Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/26032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.























Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

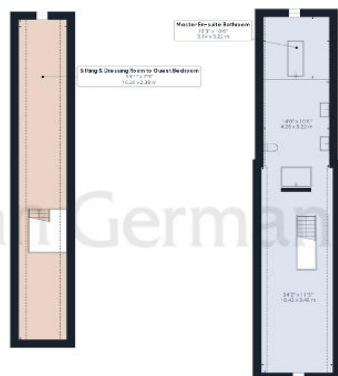
10156.06 ft<sup>2</sup>

943.53 m<sup>2</sup>

**Reduced headroom**

296.33 ft<sup>2</sup>

27.53 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



Floor 1 Building 3



Ground Floor Building 4



Ground Floor Building 5

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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