

Uttoxeter Road

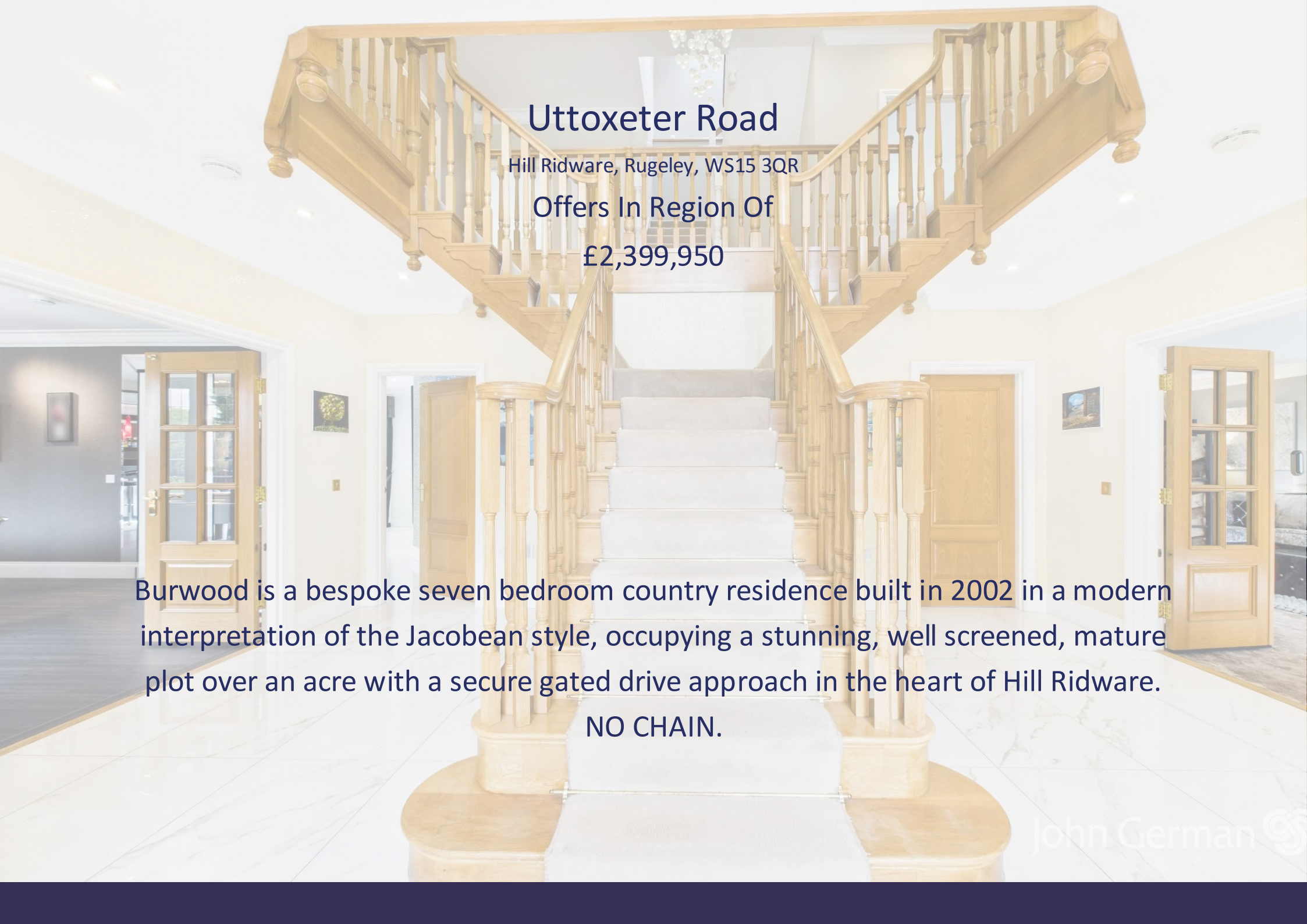
Hill Ridware, Rugeley, WS15 3QR

John German



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Offers In Region Of

£2,399,950

Burwood is a bespoke seven bedroom country residence built in 2002 in a modern interpretation of the Jacobean style, occupying a stunning, well screened, mature plot over an acre with a secure gated drive approach in the heart of Hill Ridware.

NO CHAIN.

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Burwood is undoubtedly one the areas most impressive properties, having been built in 2002 this detached family residence spans over just under 6000 square feet with immaculate attention to detail and uniquely individual and bespoke features. The extent of the accommodation, together with its impressive interiors and having underfloor heating to the whole of the ground floor, would be the proud home of the most exacting of purchasers with a level of quality and presentation that will rarely be rivalled. A viewing of this truly impressive and immaculately presented home is essential to appreciate this stunning detached family residence.

The popular and highly sought-after village of Hill Ridware has an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall and the Chadwick Arms pub. For schooling, this property falls into the catchment areas for Henry Chadwick Primary School and Hart School in the nearby town of Rugeley. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore, including Beacon Park and Stowe Pool, and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are direct services to Birmingham and London and nearby airports include Birmingham and East Midlands.

Enter the home into the hallway where you are greeted by the magnificent central oak galleried staircase, and a beautiful tiled flooring with underfloor heating. There are LED spotlights to the ceiling and doors leading off to the ground floor accommodation. The ground floor has a surround sound speaker system and underfloor heating throughout.

The first of many impressive reception rooms is the formal living room with windows to the front, side and rear aspect, both LED spotlights and two ceiling light points to the ceiling, carpeted flooring and a beautiful log burning stove.

The second spacious reception room is the family room with carpeted flooring, ceiling light point and oak doors leading to the central hallway and kitchen.

The third reception room is the games room, a perfect space for entertaining family and friends with an adjoining stunning bar area, complete with mirrored backdrop and seating for guests.

The heart of the home is the impressive kitchen/diner with tiled flooring, a beautiful range of matching wall and base units with a central island and seating, plus a dining area that can easily house a large dining table and chairs for guests. There are spotlights, speakers and a ceiling light point, three windows to the rear aspect and French doors to the side of the property. Doors lead to the guest cloakroom, family room and central hallway, along with an opening into the games room. A hallway leads through to a further storage cupboard and utility room.

Also from the kitchen, a hallway gives access into the converted garage which houses a kitchen, an ensuite double bedroom, and a garage/gym area. Directly above the garage and accessed via a separate staircase, there is an office area, and a stunning cinema room, both with air conditioning.

Return to the main entrance hall and ascend the feature oak staircase to the breathtaking galleried landing which has a centralised chandelier, a balcony offering views over the front of the property, and a further staircase rising to the second floor landing.

On the first floor are four well-proportioned double bedrooms, all of which have their own en-suite shower rooms and the second bedroom also benefits from its own walk in wardrobe. The impressive master suite has an expansive walk-in wardrobe, 'his n hers' dressing areas, a dedicated sleeping area, and a luxury en-suite bathroom with separate WC. It also has the benefit of air conditioning and a Sonos speaker system.

On the second floor are two further bedrooms; one generous double bedroom with a Velux skylight and fitted wardrobes, and a further single bedroom, plus a shower room.

From the outside, the property boasts both character and charm, with a pillared portico above the front door, above which is a wooden balcony, and a feature 'turret' to the left-hand side of the home. The family home sits proudly behind electric gates and offers both secure and secluded wrap around gardens laid mainly to lawn, having a newly installed CCTV system, and a variety of plants, trees and shrubs on a plot of just over an acre.

Agents note: Several trees are subject to TPO's.

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:

Parking: Drive & garaging

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: East Staffordshire Borough Council / Tax Band H

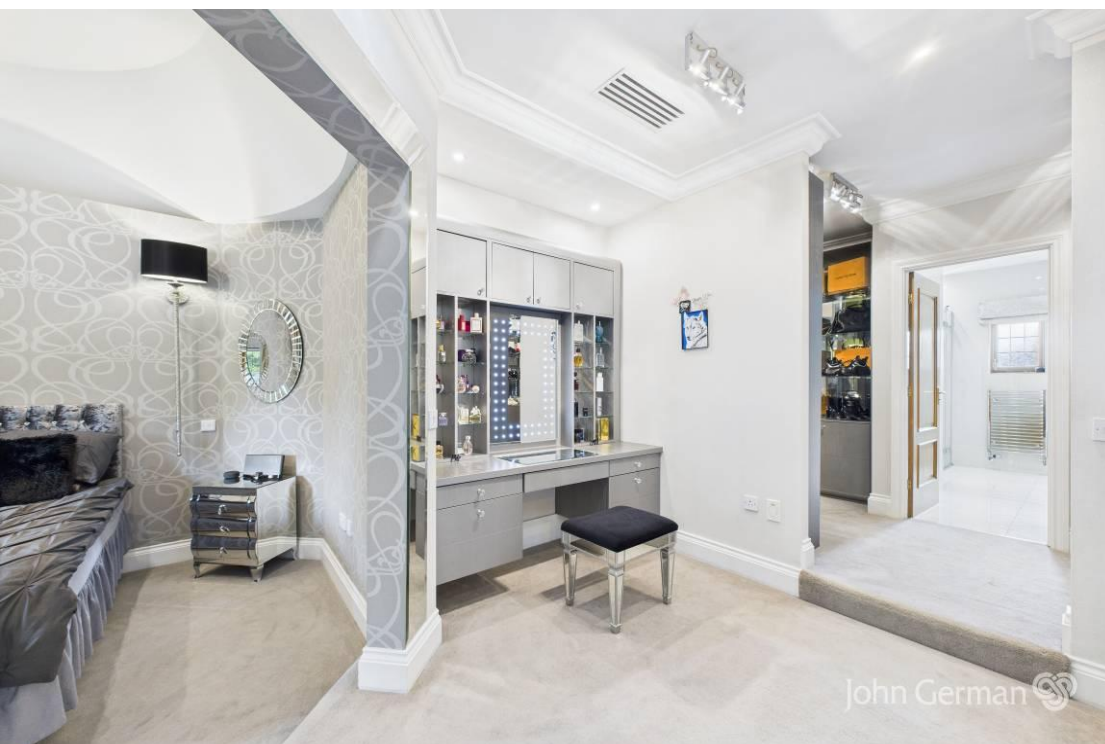
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/10062025

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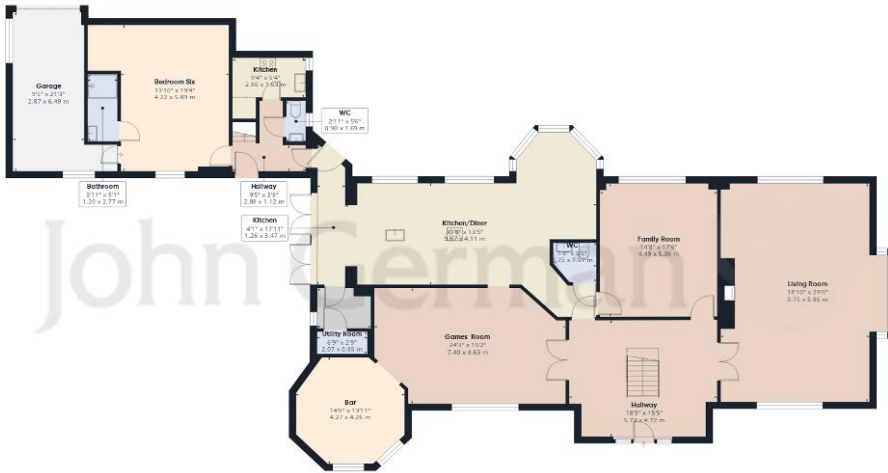








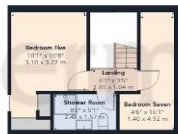




Ground Floor



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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