

# Orchard House

Rake End, Hill Ridware, Rugeley, WS15 3RQ

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German





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£1,350,000

Orchard House is an impressive detached family home nestled behind secure electric gates, positioned in the highly sought-after village of Hill Ridware. Boasting a triple car barn with studio above, double garage, workshop, garden room, manicured gardens with orchard, plus many sustainability features.

This impressive, detached family residence is privately nestled behind electric gates, located just off Rake End, a peaceful driveway set back from the road, within the popular and highly sought-after village of Hill Ridware. Offering the perfect blend of architectural elegance and contemporary comfort, the property boasts generous accommodation over two floors, along with an oak framed three car barn with gym and studio above, plus a separate double garage and workshop, with loft space above.

The spacious driveway is accessed via secure electric gates with intercom system and spans to both the front and rear of the property, providing easy access to the double garage and barn. The impressive oak-framed barn offers additional garaging for up to three cars. Inside, a staircase leads to a generous leisure area featuring large Velux windows with views over the garden and surrounding fields. The upper floor is currently used as a gym and social area, while a separate, light-filled room serves as an art studio/home office. Altogether, this is a highly versatile space that can be tailored to suit a wide range of lifestyles. There is a water supply to both upstairs and downstairs, with pre-wiring for SIRE source heating. The building has been built and insulated to living accommodation standard. There is also an additional outdoor garden room, which offers further entertaining space.

To the main house, where the composite entrance door opens into the grand and spacious hallway with laminate oak effect flooring, feature staircase and oak internal doors leading off to the ground floor accommodation. The light, spacious and inviting living room features windows to both the front and rear aspects, carpeted flooring, two ceiling light points and a captivating feature fireplace with an 8kw wood-burning stove. The second spacious reception room is the dining room, ideal for entertaining, with a beautiful bay window to the front aspect, carpeted flooring and designer lighting. The third reception room is the versatile family room; a cosy yet stylish space, complete with media wall having display shelving and cupboards, ceiling light point, wooden flooring and bi-folding doors opening directly to the garden. The guest cloakroom comprises modern Deuco unit incorporating a large wash hand basin and WC, laminate wooden effect flooring, ceiling light point and an obscured UPVC double glazed window to the front aspect.

The heart of the home is the impressive open plan kitchen/living/dining area, having been designed to an exceptional standard, featuring a sweeping layout and Corian-moulded worktops. There is a double corner sink fitted with a Quooker hot water tap, combining style with convenience. Sleek, motorized elevating wall unit doors and a built-in double drinks fridge are just a few of the many thoughtful details throughout. A large, statement island includes an integrated induction hob with a rising extraction fan, pop-up power and USB points, plus seating for six, making it ideal for both everyday use and entertaining. Equipped with high end Neff appliances including a main oven, combination microwave/oven, warming drawer, and induction hob. Additional relaxed seating is perfectly positioned by the triple bi-fold doors that open to the garden, and below a ceiling lantern flooding the space with natural light. There is a separate utility room, fully equipped with a second sink, practical storage, a door out to the side of the property, solar panel controls, fuse board and solar meter. There is also access to a small loft space above.

Upstairs, there are four well-proportioned bedrooms and a beautifully appointed family bathroom. The impressive, dual aspect master suite features three double wardrobes, panelled detailing behind the bed with mood lighting and wonderful views over the landscaped rear garden. It also benefits from its own luxury en-suite with a sleek sliding oak pocket door, digital double shower, and Villeroy and Bosch contemporary wash basin and floating WC. Bedroom two is an additional spacious double bedroom with two fitted double wardrobes and garden views. Bedroom three, again a spacious double room, is fitted with large double wardrobes, and is flooded with light from an oversized window overlooking the front of the home. Bedroom four has fitted furniture, custom-fitted by Sharps as a professional study, but versatile enough to serve as a fourth bedroom. Completing the first floor is the beautifully appointed, contemporary bathroom, again refurbished in 2024, with a full-size bath, separate digital double shower, and Villeroy and Bosch WC and wash hand basin. The part boarded loft space is accessed via aluminium loft ladders, and is kitted out with electrics, twin lighting and shelving. The loft also houses the solar control panel and CCTV control panel and recorder.

The beautifully maintained plot of approximately one acre includes a block paved patio area, manicured lawns and beds, an established orchard, two wood stores, a metal storage/tool shed, multiple outdoor sockets and outdoor lighting throughout.

Sustainability is at the heart of the home's design, with a fully owned solar panel system installed in 2014, enhanced by a Solar iBoost for efficient hot water heating and a Tesla Battery system for energy storage. The property also benefits from a 25-year feed-in tariff with Scottish Power offering a generous annual return of approximately £550 per annum, with 14 years remaining. New windows, doors, fascia, and guttering were installed in 2022, with a 7-year warranty. The alarm and CCTV system was fully upgraded in 2024 by Diamond Fire & Security, ensuring comprehensive protection throughout the house, garage and barn, which is fully monitored.

Hill Ridware has an excellent range of amenities and local leisure facilities, plus a village hall and the Chadwick Arms pub, which are within walking distance. The property is situated within the catchment for Abbots Bromley doctors' surgery. 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 services to Birmingham and London, and nearby airports include Birmingham and East Midlands.

**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:** Extensive drive & garaging for five cars

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

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/15072025

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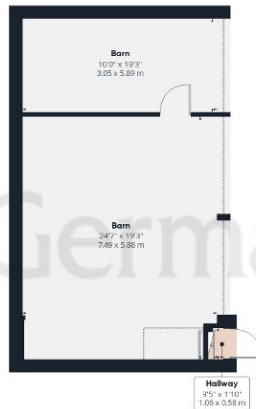




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3



Floor 1 Building 3

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

3695 ft<sup>2</sup>

343.2 m<sup>2</sup>

Reduced headroom

287 ft<sup>2</sup>

26.6 m<sup>2</sup>

(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.

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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

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**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             | 91 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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