



Chapel Lane, Gentleshaw
Rugeley, WS15 4ND

Offers in Excess of £625,000

Gentleshaw

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Welcome to L'Allegro, a beautiful characterful property situated in the quaint village of Gentleshaw just a stones throw from Lichfield City and Burntwood.

Internally this wonderful family home has been lovingly restored to its former glory and provides excellent and versatile space for those wanting something special. Internally you have a large family reception room, a versatile open plan dining space with feature fireplace and also the recent addition of a stunning orangery to appreciate the lovely rear garden and those breathtaking panoramic countryside views. The ground floor also boasts a useful guest W/C, new entrance porch and even a cellar!

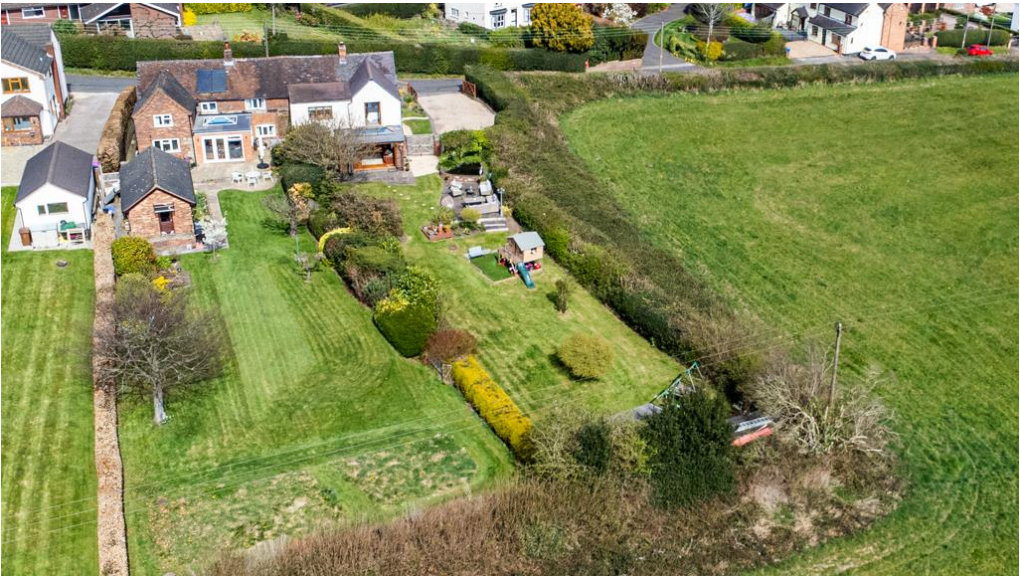
Stairs lead to the first floor where you have four well proportioned bedrooms with three doubles and a generous single currently used as an office. There is also a modern bathroom, useful walk-in-wardrobe and French Doors in the master room to truly appreciate the surroundings.

Outside you will find a beautiful mature rear garden perfect for any growing family or keen gardener and at the bottom of the garden is a garage/storage space. To the fore is a multi vehicle gated driveway providing plenty of off road parking.

The careful renovation of this one-of-a-kind property has helped maintain character and charm whilst still being a functional family home. The plot size is roughly 0.33 acres so there is still further potential for those that want to explore. Nearby amenities include a well regarded primary school within walking distance, a handful of country pubs, pleasant walks and just a short drive into Lichfield City Centre or Burntwood. CALL NOW TO VIEW!!!









Property Specification

Porch

Living Room 17' 2" x 12' 6" (5.22m x 3.80m)

Kitchen 14' 7" x 11' 5" (4.44m x 3.49m)

Dining Room 8' 0" x 24' 3" (2.45m x 7.39m)

Orangery 9' 1" x 13' 3" (2.76m x 4.05m)

Landing

Bedroom One 10' 5" x 11' 1" (3.17m x 3.38m)

Bedroom Two 11' 2" x 12' 6" (3.41m x 3.80m)

Bedroom Three 8' 0" x 13' 8" (2.45m x 4.17m)

Bedroom Four 8' 0" x 8' 11" (2.44m x 2.73m)

Bathroom 6' 2" x 7' 8" (1.89m x 2.33m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

