



Stone Cottage, Uttoxeter Road, Hill Ridware, WS15 3QR



Set on a peaceful cul de sac in the popular village of Hill Ridware is this individual architect-designed detached home, benefitting from immaculately presented interiors, three/four double bedrooms and beautifully landscaped gardens. Enjoying countryside views from both a first floor Juliette balcony and the rear garden, Stone Cottage offers thoughtfully designed accommodation ideal to suit either a couple of a family, with generously proportioned living spaces including a second reception room being ideal for use as a fourth bedroom. The central reception hall leads into two reception rooms, a refitted dining kitchen and a cloakroom, with

a ground floor bedroom suite having a range of fitted wardrobes and a private en suite. To the first floor there are two additional double bedrooms serviced by a luxurious family bathroom, as well as ample fitted storage including walk in wardrobes to both bedrooms. Outside, there is parking for a number of vehicles to a large private drive which also gives access into the detached double garage via electric entrance doors. Landscaped gardens extend to the rear and side aspects, being laid to neatly tended lawns, a walled terrace and a further elevated patio highlighting idyllic countryside views. Stone Cottage is serviced by mains gas central heating and mains gas

central heating.

The popular rural village of Hill Ridware enjoys a peaceful setting amidst stunning Staffordshire countryside, being just minutes from an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the property are a village hall, the Chadwick Arms pub and the Henry Chadwick primary school, and Hill Ridware is a short drive from the Cathedral City of Lichfield which offers further amenities including shops, supermarkets and the renowned Beacon Park, around seventy acres of open space and beautiful formal

gardens. The location is ideal for commuters, having convenient access to the the A50, A38 and M6 and being within an easy drive of commercial centres including Uttoxeter, Cannock and Stafford. Direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and Rugeley, and the location is well placed for access to the International airports of Birmingham and East Midlands.





- Detached Home in Desirable Village
- Beautifully Presented & Spacious Interiors
- Juliette Balcony with Stunning Views
- Modern Dining Kitchen
- Spacious Lounge
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Fourth Bedroom/Dining Room
- Ample Parking & Detached Double Garage
- Immaculately Landscaped Garden
- Countryside Views from Terrace
- Popular Rural Village & Peaceful Cul de Sac
- Mains Gas Central Heating & Double Glazed

Reception Hall 5.9 x 3.2m (approx. 19'4 x 10'5)

A composite entrance door opens into this spacious hallway, having Moduleo LVT flooring, stairs rising to the first floor with storage below. Doors open into:

Lounge 5.7 x 5.42m (approx. 18'8 x 17'9)

A generously proportioned reception room having windows to three sides providing plenty of natural light, integrated surround sound speakers and an electric fire set to marble hearth and mantle piece

Dining Kitchen 5.9 x 3.2m (approx. 19'4 x 10'5)

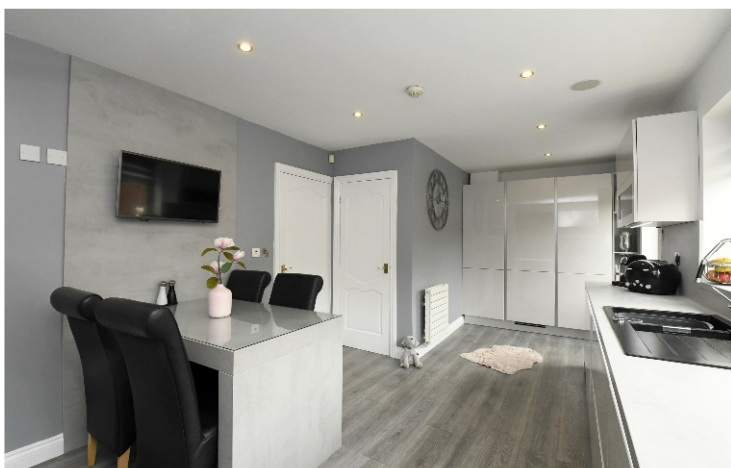
Refitted around 5 years ago, this contemporary kitchen is fitted with a quality range of gloss full height, wall and base units with complementary worksurfaces over, housing an inset composite sink with side drainer and integrated appliances including dishwasher, fridge freezer, five ring induction hob, pyrolytic electric oven washing machine. A window overlooks the rear gardens, a door opens out to the rear and there is ample space for a dining table chairs

Dining Room/Bedroom Four 4.48 x 3.3m (approx. 14'8 x 10'9)

Offering a versatile additional living space or fourth double bedroom, having a window to the front aspect

Cloakroom

Comprising fitted wash basin, WC, tiled splash backs and an obscured window to the side





Stairs rise to the first floor **Landing**, having a skylight to the rear and doors opening into a useful loft storage space. A further door leads into a dual sided **Walk in Wardrobe**, and further doors open into:

Master Bedroom 6.03 x 4.48m (approx. 19'9 x 14'8)
An ideal alternative master bedroom, having a window to the front with pleasant views down the cul de sac and double doors opening to a Juliette balcony overlooking idyllic countryside views. A door opens into the Walk in Wardrobe and there is additional fitted storage

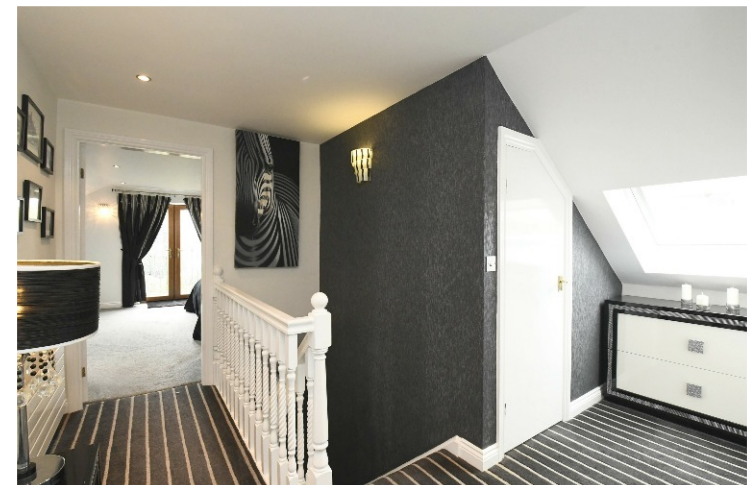
Bedroom Three 5.43 x 4.56m (approx. 17'9 x 14'11) – max
Another double bedroom having a window to the front, skylight to the side overlooking rural views and doors opening to a **Walk In Wardrobe** and a second storage cupboard

Family Bathroom 2.45 x 2.17m (approx. 8'0 x 7'1)
A luxurious suite comprises wash basin set to vanity unit, WC and freestanding bathtub with shower attachment, having tiled flooring, tiled walls, a heated towel rail, a feature window to the side and an integrated speaker system

From the ground floor **Hallway** a door opens into:

Guest Bedroom Two 5.43 x 3.03m (approx. 17'10 x 9'11) – plus wardrobes
A spacious bedroom suite ideal as a ground floor master, having a window to the rear, a range of fitted wardrobes and private use of:

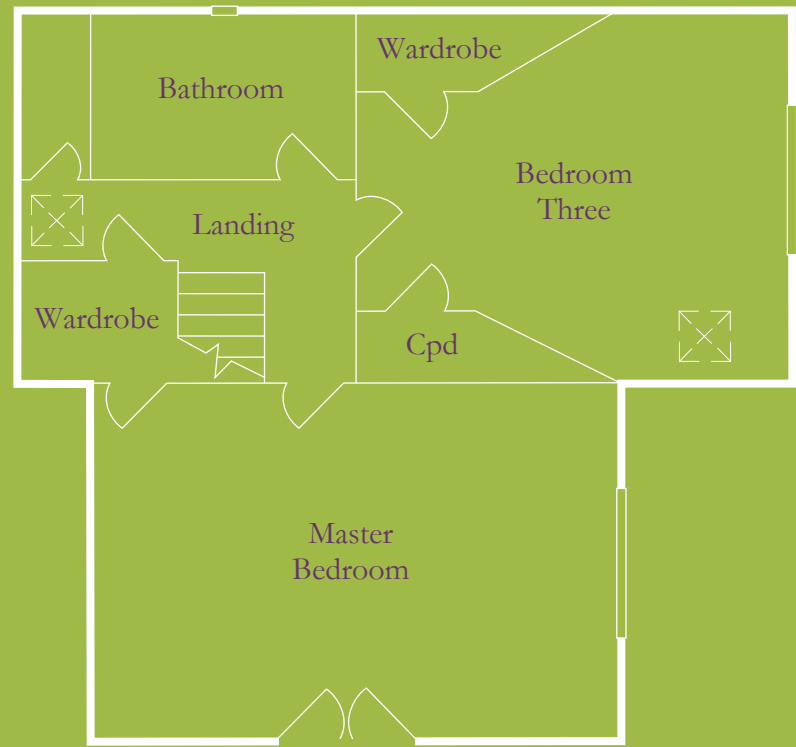
En Suite 1.8 x 1.7m (approx. 5'10 x 5'7)
Comprising fitted wash basin, WC and oversized walk in shower, having tiled flooring, tiled walls and a heated towel rail







Ground Floor



First Floor



Outside

The property lies on the edge of a select cul de sac, having an expansive block paved driveway where there is parking for a number of vehicles next to beautifully tended gardens. There is access into the garage, and a gate leads into the gardens and to the entrance door

Detached Double Garage 5.67 x 5.64m (approx. 18'7 x 18'6)

A superb double garage having twin electric entrance doors, power, lighting and loft storage above

Workshop 5.2 x 2.85m (approx. 17'1 x 9'4)

A useful space positioned to the rear of the garage, having power and lighting

Landscaped Gardens

Having been landscaped to an excellent degree, the garden is laid to fenced lawns and a lower walled terrace where a gate and steps rise to a second elevated terrace enjoying idyllic countryside views. There is exterior lighting to both the front and rear aspects as well as access a water point and exterior power, and the rear gardens enjoy an excellent degree of privacy to all sides



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.