

# Avondale

Hill Ridware





# Avondale

School Lane Hill Ridware WS15 3QN

Set within a superb one acre plot is Avondale, an elegant Victorian detached residence enjoying a peaceful setting in the Staffordshire village of Hill Ridware. Finished to a superb specification throughout, Avondale showcases generously proportioned and versatile living accommodation extending over three floors, with five superb double bedrooms serviced by three modernised bathrooms. Dating back to the late 1800s, this double fronted former farmhouse has been sympathetically refurbished and extended in previous years, combining charming traditional features with open plan living, all overlooking an established plot and open views beyond.

The reception hall with stunning original stained glass opens into two generous reception rooms with feature fireplaces and bay windows, with a spacious family dining and living kitchen, utility and cloakroom also to the ground floor. Five double bedrooms are set over the first and second floors, being serviced by a luxury family bathroom, second floor shower room and master en suite. The outside space totals around one acre, having ample parking to the front, a double garage with electric entrance doors and well tended rear gardens where gated access opens into the gated paddock totalling 0.85 acre.

- Double Fronted Victorian Residence in Desirable Village
- High Spec Finish, Wealth of Character & Views to Rear
- 1 Acre Garden Plot including Paddock
- Reception Hall with Elegant Stained Glass
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen, Utility & Cloakroom
- Five Excellent Double Bedrooms
- Luxury Family Bathroom, Shower Room & Master En Suite
- Double Garage & Ample Parking
- Well Placed for Commuter Routes & Rail Travel

what3words:

[///refreshed.superbly.agreeable](#)





**Hill Ridware is a popular rural village** set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities, commuter routes and local leisure facilities.

**Within walking distance** from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school and the rural surroundings present plenty of open space to enjoy the countryside through public footpaths and bridleways.

**The village lies within catchment** for the Hart Secondary School in Rugeley, with the John Taylor Free School also being within a short drive. In addition there are a range of independent schools also in the area including Lichfield Cathedral, Denstone College and Repton.

**The village is a short drive from the Cathedral City of Lichfield** which offers further amenities including supermarkets, shopping centres, restaurants, pubs and the Garrick Theatre, all centered around the historic Cathedral and a handsome city centre. for leisure pursuits, Beacon Park, around seventy acres of open space and beautiful formal gardens is also located in Lichfield, and there are numerous gyms, golf and country clubs nearby.

**Enjoying a peaceful yet well connected location**, Avondale has convenient access to the A50, A38 and M6. 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 Manchester.



	Village Centre & Amenities: 0 miles
	Lichfield Rail Station: 7 miles Rugeley Rail Station: 3 miles
	Uttoxeter Town Centre: 12 miles Stafford Town Centre: 13 miles Wolverhampton City Centre: 24 miles
	Peak District National Park: 24 miles Cannock Chase: 6 miles
	Manchester Airport: 60 miles Birmingham Airport: 25 miles



A block paved pathway leads to a gable porch and to the composite entrance door, opening in turn into the central **Reception Hall**. The entryway features an original entrance door with intricate stained glasswork which leads in turn into the main hallway, where stairs rise to the first floor and doors open into the **Cloakroom WC** and to the generously proportioned living accommodation.

The impressive **Lounge** has a full height bay window to the front and double doors with panels opening out to the rear garden, and an marble effect mantelpiece houses a wood burning stove. A second reception room, a formal **Dining Room** currently set up as a **Games Room**, is also accessed from the **Reception Hall** and has a bay window mirroring the one in the lounge and another wood burning stove with marble finish mantelpiece.

The remodelled and extended open plan **Family Dining Kitchen** is fitted with a range of shaker style wall and base with complementary granite work surfaces, housing an inset Belfast sink and an integrated dishwasher. The gas fired Aga is included in the sale, and there is space for an American fridge freezer. The central island unit which is topped with a solid oak Butcher block provides additional workspace, storage and an entertaining style breakfast bar, and the kitchen has a window to the side and tiled flooring which extends into the **Dining Area** where double doors opening out to the terrace and gardens.

A door leads into a useful **Utility Room**, a spacious and functional room well tailored to family life. A range of wall and base units with solid oak work surfaces over house an inset stainless steel sink with side drainer, and there are spaces for both a washing machine and tumble dryer. A window enjoys a pleasant outlook over the gardens and paddock to the rear.











Stairs rise to the **First Floor Landing** with a window at the half landing overlooking the rear garden and views beyond. Stairs continue to the second floor, and doors open from the landing into three of the five bedrooms and to the modern family bathroom.

The spacious **Principal Bedroom** has a window to the front aspect and a period fireplace with tiled inlay, as well as having private use of an **En Suite Shower Room** which is fitted with a traditionally styled white suite with double shower.

**Two Further Double Bedrooms** are set off the landing, each having a period fireplace. The second bedroom has dual aspect windows and bedroom three faces the front. These bedrooms share use of a stylish **Family Bathroom**, fitted with a contemporary suite comprising granite topped wash basin set to vanity unit, a freestanding bathtub and an oversized walk in shower. A window to the rear overlooks pleasant countryside views

Stairs rise to the **Second Floor Landing** where there are **Two Further Double Bedrooms**, both having windows to the rear overlooking idyllic rural views. The fifth bedroom has a large fitted cupboard housing the pressurised water cylinder, and these bedrooms share use of a modern **Shower Room** with eaves storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		







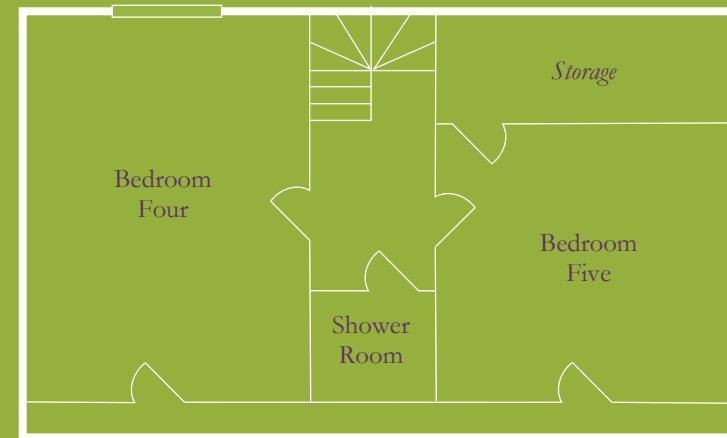


A walled boundary opens into the private gravel driveway to the fore of Avondale, providing parking and turning space for a number of vehicles as well as access into the **Double Garage** via twin electric roller doors. A block paved pathway and gate leads back onto School Lane, and a drive extends to the side of the property (owned by a neighbour) which Avondale has a 24 hour Right of Way leading to the gate into the **Paddock**.

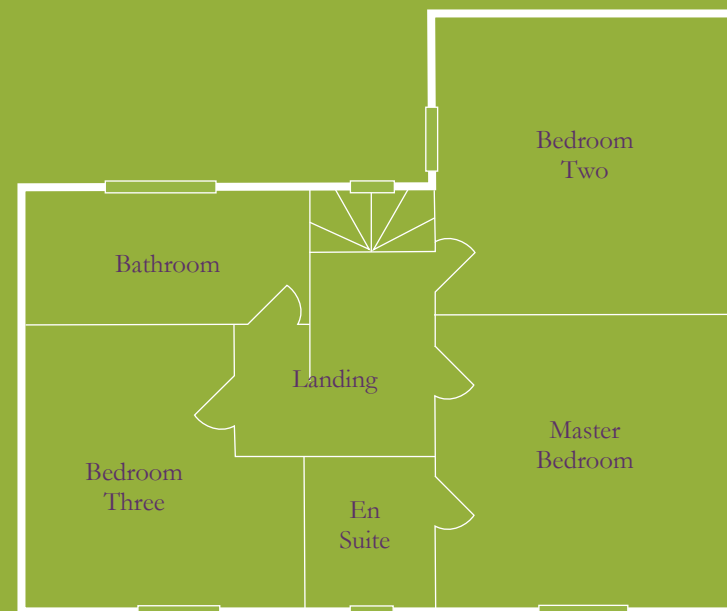
A generous and well tended garden extends to the rear of Avondale, being laid to a paved terrace, raised borders and neatly maintained lawns. A gate opens into the **0.86 Acre Paddock** from which views over surrounding countryside can be appreciated. There is exterior power, lighting and water to the rear of Avondale.







Second Floor



First Floor



**Floor Area: 2,605 ft<sup>2</sup> / 242 m<sup>2</sup>**

**Overall Plot: 1.08 Acre**

## Ground Floor

### Reception Hall

**Drawing Room** 7.9 x 4.27m (approx. 25'11 x 14'7)

**Dining Room** 5.0 x 4.23m (approx. 16'4 x 13'10)

**Dining Kitchen** 7.46 x 4.21m (approx. 24'5 x 13'9)

**Utility** 4.25 x 1.26m (approx. 13'11 x 4'11)

**Cloakroom**

## First Floor

**Master Bedroom** 4.26 x 4.18m (approx. 13'10 x 13'8)

**En Suite** 2.47 x 1.75m (approx. 8'1 x 5'8)

**Bedroom Two** 4.24 x 4.23m (approx. 13'11 x 13'10)

**Bedroom Three** 4.27 x 4.23m (approx. 14'0 x 13'10)

– max

**Luxury Bathroom** 4.17 x 2.56m (approx. 13'8 x 8'4)

## Second Floor

### Second Floor Landing

**Bedroom Four** 5.52 x 4.04m (approx. 18'1 x 13'3)

**Bedroom Five** 4.43 x 4.25m (approx. 14'6 x 13'11)

**Shower Room** 2.10 x 1.78m (approx. 6'10 x 5'9)

**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.



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