



## HANBURY HOUSE, LOWER WAY

Upper Longdon, Staffordshire, WS15 1QG










# A SPACIOUS DETACHED FAMILY HOME

A spacious detached residence with triple garage and corner plot set within a delightful private road position with the backdrop of Cannock Chase.

			EPC
5	4	3	C

Local Authority: Lichfield Council

Council Tax band: H

Tenure: Freehold

Guide Price: £1,275,000



## HANBURY HOUSE, LOWER WAY

Hanbury House was built in 2000 by Firstpost Homes Ltd and offers accommodation extending to 3,753 sq. ft. in total. The house is approached via an open sided storm porch which in turn leads to the welcoming reception hallway. From here doors radiate to the principal reception rooms and staircase rises to the first-floor accommodation.

From the hallway, double doors open through to the drawing room which enjoys French doors providing access to the garden, a striking Inglenook fireplace with a gas inset and a substantial stone surround creates a lovely focal point.















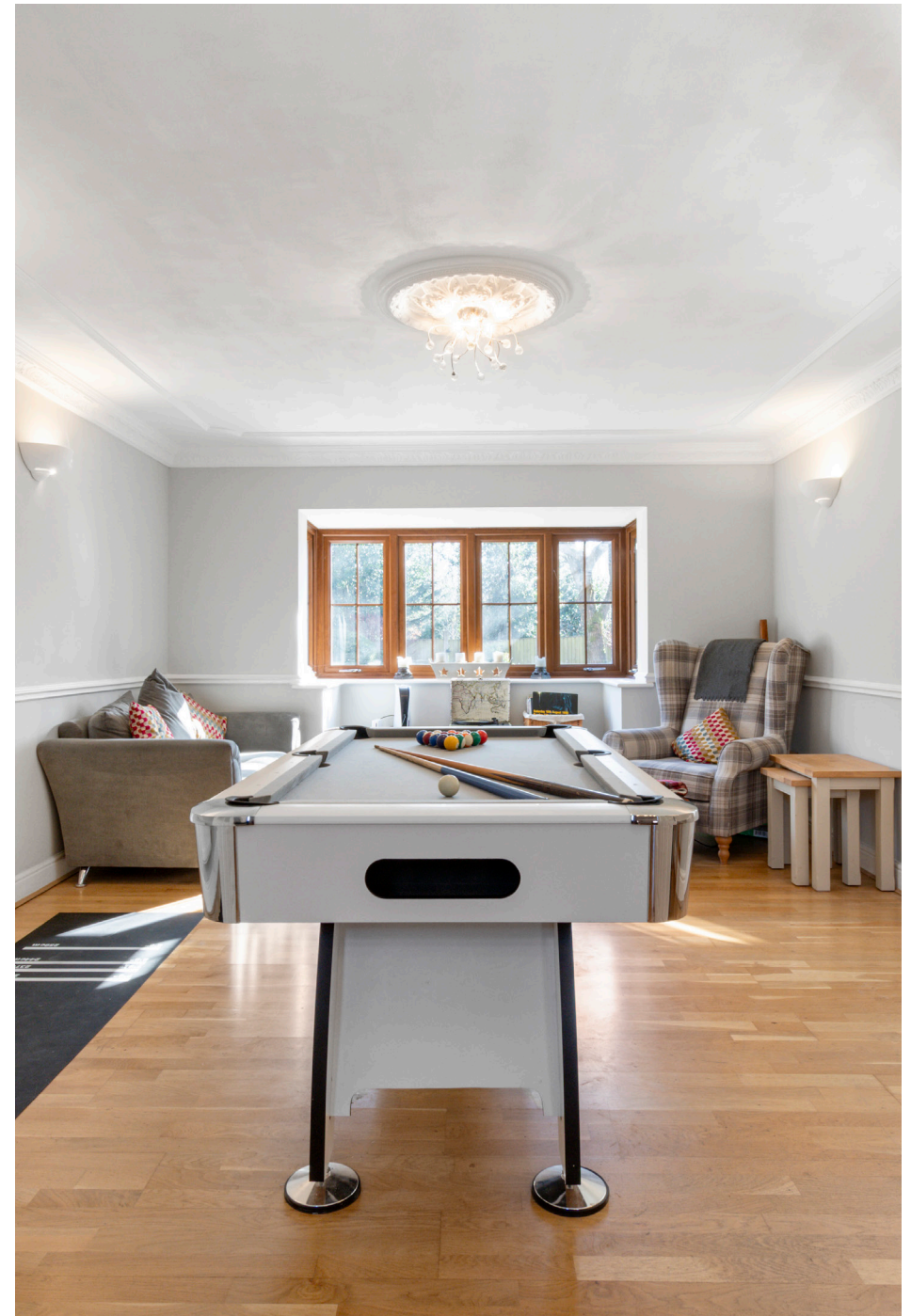


# HANBURY HOUSE

From the entrance hall a further set of double doors lead to the games room, with lovely views of the rear garden and from here, double doors flow into the formal dining area, part of the open-plan kitchen, family, and breakfast room. This expansive space is ideal for hosting elegant dinner parties or larger family gatherings.

At the heart of the home lies the kitchen/breakfast/sitting room, equipped with a comprehensive range of base units complemented by stylish worksurfaces and splashbacks. A central island provides additional storage and food preparation space. High-end integrated appliances and a remarkable 6-oven Aga make this kitchen a chef's delight. A well-appointed utility room offers further practicality, with doors leading to the garage and driveway.

The dining area transitions seamlessly into a remodelled orangery that doubles as a family room. Its stunning feature glass roof, tiled flooring and large picture windows bring in natural light while offering panoramic views of the beautiful rear garden. Sliding doors open to a paved patio area complete with an outdoor bar and kitchen—perfect for entertaining. A separate office provides a quiet space for work or study, and a guest WC completes the ground floor.











The landing leads to five well-proportioned bedrooms. The principal bedroom features spacious built-in wardrobes and an en-suite bathroom with two sinks. Bedroom two boasts a luxurious en-suite shower room and built-in wardrobe. Bedroom Three also includes an en-suite shower room and built-in storage, while Bedrooms Four and Five are fitted with wardrobes. The family bathroom is complete with a corner bathtub.

#### Gardens & Grounds

Set against the stunning backdrop of Cannock Chase woodland, the beautifully landscaped gardens offer a private oasis for relaxation.

The block-paved driveway provides ample parking and access to the triple car garage with electrically operated doors. The rear garden, bordered by mature trees, features a lawn and a paved outdoor seating area with a fixed awning canopy over the stone-paved patio and courtyard. An outdoor bar area adds a delightful space to enjoy the surroundings. There is also a private gate from the garden with access directly into Cannock Chase.









## LOCATION

Hanbury House is situated in a charming cul-de-sac in Upper Longdon, benefiting from a local bus service, school, and pub. Nearby Lichfield is a historic city, including Lichfield Cathedral and the birthplace of Dr Samuel Johnson. The city boasts a range of amenities including shops, leisure facilities, and cultural events including the Lichfield Festival, Medieval Market, and Literary Festival. The Garrick Theatre hosts both local and national productions. There is an excellent range of local primary and secondary schooling within the area with bus access including The Friary School, Lichfield Cathedral School, Repton, and Denstone College. Ideal for commuters, Lichfield Trent Valley offers direct trains to London (approx. 1 hr 14 mins), Sutton Coldfield, and Birmingham. The M6 Toll, M6, A5, and A38 are also easily accessible.













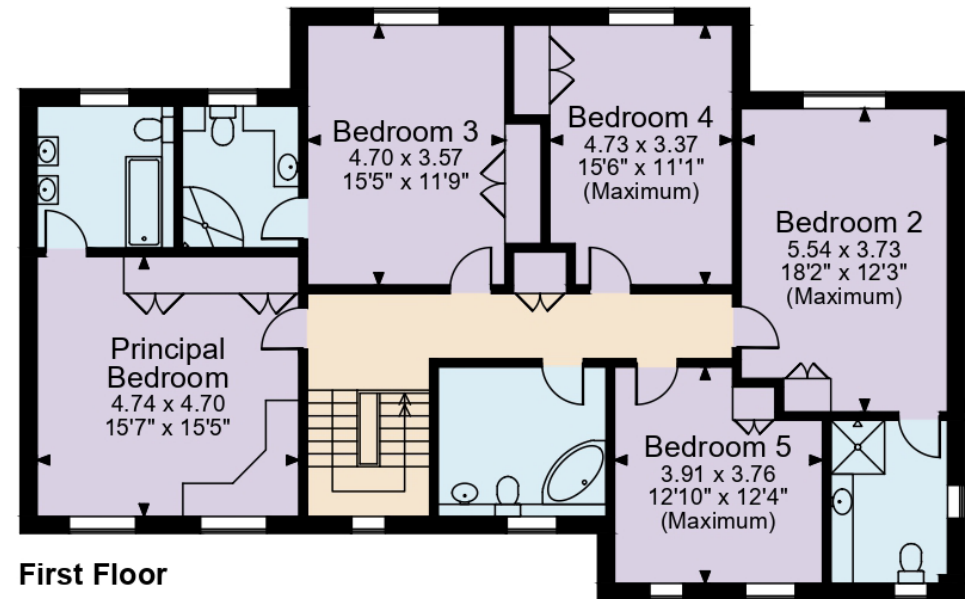
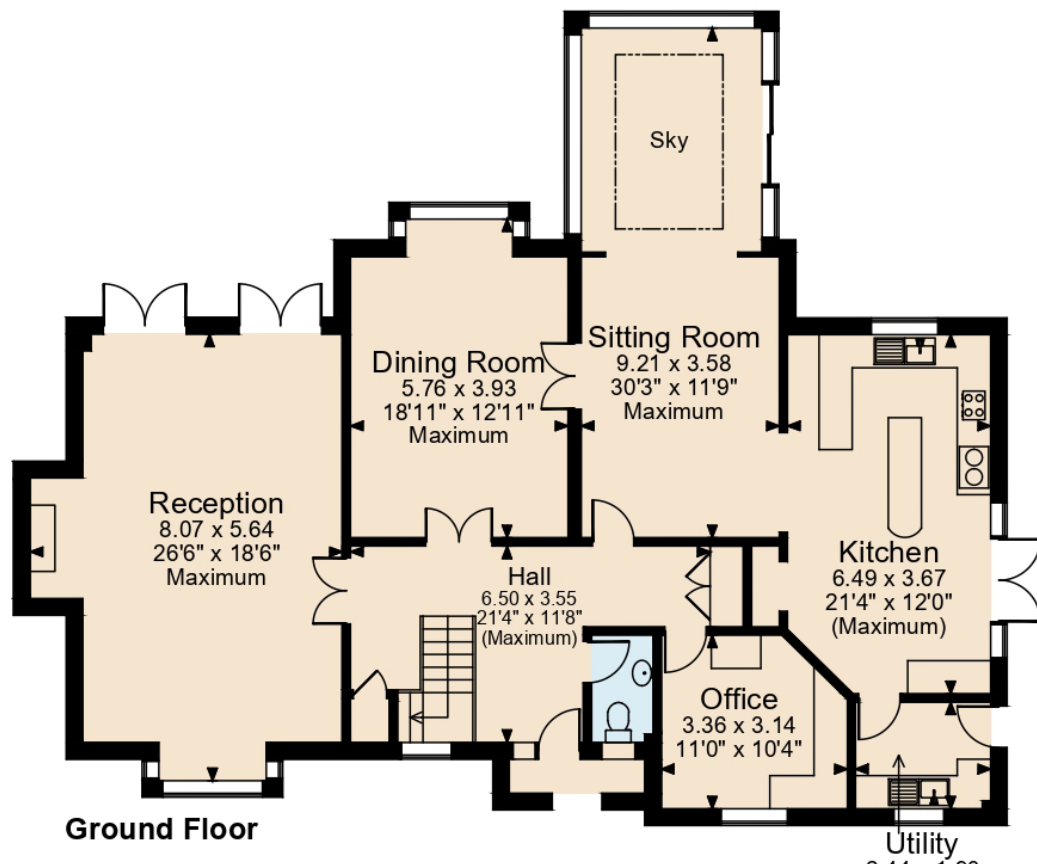
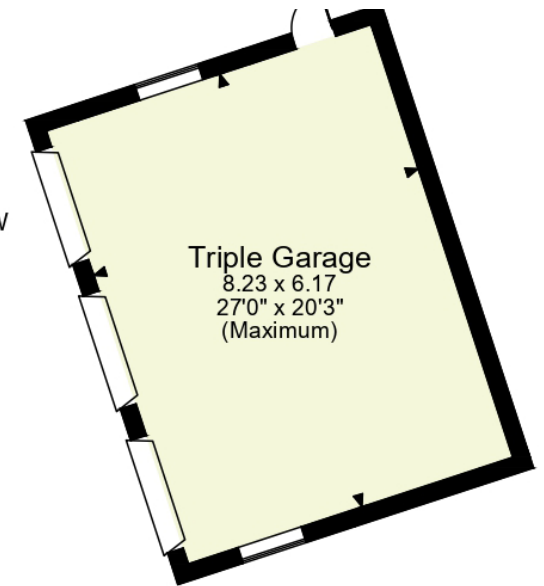
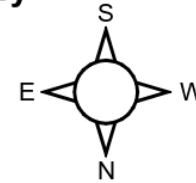
**Hanbury House, Lower Way, Rugeley**

**Approximate Gross Internal Area**

**Main House = 3206 Sq Ft/298 Sq M**

**Triple Garage = 547 Sq Ft/51 Sq M**

**Total = 3753 Sq Ft/349 Sq M**





We would be delighted  
to tell you more.

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