



Westring  
49 Etching Hill Road | Rugeley | Staffordshire | WS15 2LW

 FINE & COUNTRY

# WESTRING



*Westring is a substantial four bedroom detached family home, occupying a delightful plot of 0.8 acres on the fringes of the highly renowned Cannock Chase national landscape. The property offers exceptional versatility with four well-proportioned reception rooms / areas, four double bedrooms including two en suites, and a detached two storey one bedroom annexe. Positioned behind electric gates and set within generous gardens, the home has been thoughtfully arranged to maximise natural light, the stunning views on offer and a seamless connection to the outdoors. Westring delivers spacious, contemporary accommodation ideally suited to modern family life, set within a private and highly desirable location.*



# KEY FEATURES

## Ground Floor

The front entrance opens into a statement reception hall extending the full depth of the property. Bathed in natural light from its dual aspect and centred around a log burner, this luxurious space sets an immediate sense of quality and elegance for the accommodation to follow.

To the left of the reception hall is a versatile triple-aspect room, currently used as a home office, though equally well suited as a snug or playroom. Also on the left-hand side is the principal sitting room, an impressive space arranged into two distinct zones. The main sitting area benefits from a bay window to the side aspect, a central fireplace with inset log burner and a stone surround and mantel, flanked by alcove display shelving. This room flows seamlessly into the orangery, a beautiful, fully glazed reception room with roof lantern and bi-fold doors opening onto the garden, offering wonderful views out and an abundance of natural light.

To the right of the reception hall is the true heart of the home and a real family / entertaining area; the expansive, open plan kitchen, lounge dining space. The generous kitchen is fitted with a collection of high-gloss base and wall units, complemented by a central island with breakfast bar seating and a comprehensive suite of integrated appliances including two electric ovens, an electric grill, a dishwasher, five-burner gas hob and extractor above. Bi-fold doors open from the kitchen directly onto the garden, creating a seamless connection between indoor and outdoor living.

The dining area links effortlessly with the kitchen and the adjoining lounge space, which provides a relaxed seating area enjoying fantastic, far reaching countryside views and further bi-fold doors opening to an additional patio area. A utility room sits off the dining area, while a ground floor WC is accessed from the reception hall, completing the ground floor accommodation.

## First Floor

Stairs ascend from the reception hall, to a bright, spacious landing and onto the extent of the accommodation at first floor level. The principal bedroom is a particularly impressive suite, spanning the full depth of the property and enjoying superb far-reaching countryside views, particularly towards the north-east. The principal bedroom incorporates a walk-through dressing area, a generous bedroom with two banks of fitted wardrobes, and a large en-suite bathroom. The modern, fully tiled en-suite is fitted with a dual vanity wash basin with backlit LED mirrors, low-level WC, fitted bath with shower attachment, and a sauna.

There are three further generous double bedrooms at first floor level. One is positioned to the rear, one to the front, and one to the side elevation, the latter enjoying a bay window to the side elevation and its own en-suite shower and separate WC.

A contemporary family bathroom serves the remaining bedrooms and is fully tiled, featuring a freestanding bath, a large dual sided shower enclosure, wall-mounted WC and vanity wash basin. A separate WC sits adjacent to the family bathroom.































# KEY FEATURES

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## Annex

What was formerly a detached double garage has been cleverly converted to provide high-quality ancillary accommodation. The ground floor comprises an open-plan lounge and dining space, adjoining a contemporary, fully fitted kitchen with breakfast bar seating. The first floor hosts a double bedroom with an adjacent three piece en-suite shower room. The annexe is ideal for guests, extended family, home working or potential income, subject to any necessary consents.

## Outside

The property is accessed via electric double gates off Etching Hill Road, leading onto a substantial gravel driveway providing ample off-road parking, in addition to the two bay, oak framed car port. The front boundary is attractively tree-lined, offering excellent privacy from the road, while the front of the property is appealingly framed by areas of lawn and established planting including hydrangeas and box hedging.

The rear garden is private and predominantly laid to lawn, interspersed with several patio seating areas. Two of the patios are positioned directly off the kitchen/diner, another is accessed from the orangery, and a further feature patio sits centrally within the garden, providing an ideal space for outdoor entertaining. The boundaries are well established, with a combination of mature trees, shrubs and evergreens creating a secluded and peaceful setting.

## Location

Westring is just 2 miles from the popular market town of Rugeley and 9 miles from Lichfield, yet is nestled within the scenic Staffordshire countryside, sat on the fringe of Cannock Chase, an area of Outstanding Natural Beauty, renowned as one of England's most picturesque landscapes - ideal for walking, cycling, and horse riding in a serene setting. Blithfield Reservoir (6 miles) and Chasewater Country Park (8 miles) offer further opportunities for recreational activities.

Families are well served by excellent schooling in the area, with notable, nearby schools to include; St Marys Primary School, Lichfield Cathedral School, Repton School, and Denstone College.

There are excellent transport links, with direct train services to London available from Rugeley (2 miles), Lichfield (9 miles), and Stafford (9 miles). The property is within easy reach of major road networks including the M6, M6 Toll, M42, A50, and A38 – making it an ideal location ideal for commuters.





# INFORMATION

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## Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Staffordshire County Council and Cannock Chase District Council

EPC Rating: D (Valid until 30 November 2035)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC / FTTP Ultrafast Fibre Broadband connection available. We advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Garage and Driveway

Special Notes: The land has the benefit of drainage rights into the adjoining property, granted by a Conveyance of the land in this title dated 3 September 1960

**Directions** - Postcode: WS15 2LW / what3words: wrist.dramatic.bedrock

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number +44 (0)121 272 6900.

## Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

## Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

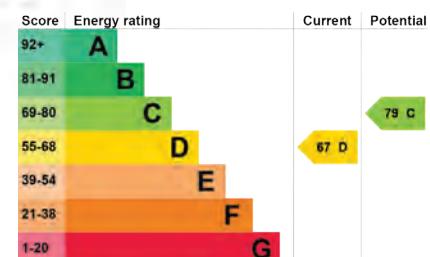
*Guide price £ 1 , 9 5 0 , 0 0 0*

49 Etching Hill Road, Rugeley  
 Approximate Gross Internal Area  
 Main House = 314 sq.m/3377 sq.ft  
 Annex = 59 sq.m/635 sq.ft  
 Total = 373 sq.m/4012 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## LUKE BILLSON

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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY  
FOUNDATION

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