

Your local property experts



Birchwood Kingsley Wood Road, Rugeley, WS15 2UG

Guide Price £1,000,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** Situated in a designated Area of Outstanding Natural Beauty, this exceptional home known as Birchwood enjoys a most spectacular forest setting and is ideal for families looking for peace and quiet. The property sits alongside a selection of other exclusive homes in an enviable location. Despite the forest location, the property is located close to Rugeley which offers an excellent range of schooling and amenities, and the forest surrounding the property provides a wonderful selection of walking routes and activities.

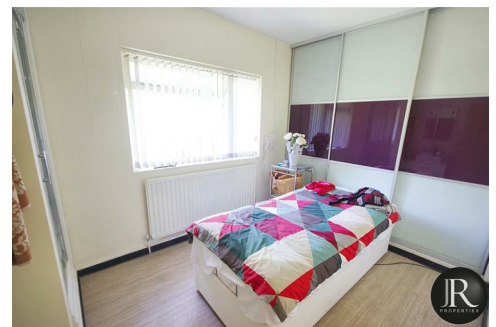
All accommodation is very generously proportioned, providing two large reception rooms, a well-appointed breakfast kitchen with utility and five excellent bedrooms (over two floors) including two with en suite and a separate main bathroom. Plenty of gated driveway parking is offered to the front and side aspects before an extensive range of outbuildings including garaging. The gardens are a delightful space and immaculately maintained which then extends into the peaceful forest area beyond-in all extending to approx 5 acres.

AGENTS NOTES: The property is oil fired centrally heated. The five acres include formal gardens to rear, front and side and forest area beyond-all of which has a fenced boundary. The property was built in approx 1920 and has been extended and altered over the years.



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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