



Ridge Acre
Pattingham Road, Perton Ridge, WV6 7HD

peterjames
PROPERTY

Ridge Acre

Pattingham – 1.7 miles

Tettenhall Village – 2.9 miles

Wolverhampton – 4.4 miles

(Distances are approximate)

A wonderful detached property on Perton Ridge, boasting majestic rural views. Beautifully presented to an impeccable contemporary specification. Open-plan and ideal for modern lifestyles with an enviable kitchen and family room, a large lounge and fabulous, multi-level decked areas which exploit the spectacular, panoramic views.

Reception Hall

Lounge

Open Plan Kitchen Dining Living Area

Utility Room

Cloakroom

Master Bedroom with Dressing/Sitting Room and

Ensuite Shower Room

Guest Bedroom with Ensuite

Third Bedroom with Ensuite

Two Further Bedrooms

Family Bathroom

Detached Double Garage & Driveway Parking

Landscaped Gardens with Multi Level Decking and
Stunning Countryside Views.



Ridge Acre

Set amid glorious countryside to the west of Wolverhampton's urban sprawl, this distinctive and individual home occupies an elevated position overlooking the stunning landscape below. The property boasts a desirable address on prestigious Perton Ridge, located just a few miles from Wolverhampton and close to both Bridgnorth and Telford. Pattingham village is situated close at hand and offers a well-regarded primary school, shopping facilities and eateries. An excellent choice of schooling is available to both sectors throughout the wider area, including Tettenhall College, Wolverhampton Girl's High, The Royal School and Wolverhampton Grammar within the city, and further options are provided at a commutable distance, such as Birchfield Preparatory near Albrighton and St Dominic's at Brewood.

Having undergone a significant, year-long scheme of refurbishment which required the removal of many internal walls and some minor extensions to create a modern, open-plan layout, the property now features a high specification throughout and luxurious contemporary appointments. Double-height glazing provides an impressive entrance beneath the galleried landing, and the property boasts a large, open-plan kitchen, dining and living space in addition to the vast lounge. The extensive ground-floor master suite features a large dressing area and chic, modern en suite. The property's accommodation is arranged in order to maximise the wonderful views at the rear, and the first floor provides four further excellent double bedrooms including two en suites. The detached garage provides plenty of storage in addition to driveway parking, and the property enjoys a large garden to the rear, sloping gently away from the multi-level timber decking which offers the perfect spot for summer entertaining set against the backdrop of this sublime rural landscape.

Accommodation

Entry through a fully-glazed white uPVC door to the beautiful **entrance hall**, flooded with natural light through the impressive, double-height glazed portico, rising into the pitch of the roof overhead. The hall is laid with lovely solid oak flooring and offers a door to the right into the fabulous open-plan **kitchen, dining and living space**, a light and modern L-shaped room. One enters to an informal family area, with a window overlooking the driveway. The kitchen facilities are located at the rear of the space before a vast picture window, allowing the wonderful views to provide a stunning focal point for the room. Furnished with white gloss wall and base units, topped with robust dark grey bevel-edge quartz worktops, the space is laid with large floor tiles representing the colours of natural slate. A substantial rectangular island unit occupies the centre of the room, housing a De Dietrich induction hob, concealed extractor fan and pop-up power-point tower. Breakfast bar seating is available at both ends of the island, and the kitchen boasts a large, full-height unit at the side, concealing slide-out larder storage, two eye-level Neff ovens, a full-height integrated fridge and further storage, discreetly hidden behind silver shutters. At the rear, the huge window sits above concealed bin storage, a Neff cabinet dishwasher and a large, inset steel sink with boiling water tap and flexi-hose shower attachment. The dining area is generous enough for a sizeable family dining table, with a wine rack and quirky cuboid wall shelving to one side. Bi-folding glazed doors open the space out onto the extensive rear decking, further maximising the astonishing views. From the kitchen area, a door leads toward the chic **downstairs cloaks** and the spacious **laundry**, furnished with white wall and base units with white worktops and offering space and provisions for a large freezer, a washing machine and tumble-dryer. The vast **lounge** is situated to the left off the hall and can also be accessed via a door from the dining area, featuring almost an entire wall of glazing at the rear toward those all-important views. Solid oak adorns the floor, and the space boasts a fabulous cinematic projection unit. The capacious and exceedingly luxurious **master suite** is available off the lounge, a considerable space encompassing a glamorous dressing area with white glazed fitted wardrobes to two walls. An entire wall of glazing overlooks the stunning, panoramic views to the rear with double doors onto the decking from the bedroom area, and a door positioned between these distinct spaces leads onto the stylish **en suite**. Fitted with a white Duravit



suite to complement the Duravit fixtures in the remaining bathrooms, the en suite benefits from a low-level WC, a walk-in shower with sliding glazed door and a wash-hand basin, surrounded by contemporary tiling in pale shades of sand and stone. Slim, modern mosaic feature tiling enhances the shower.

Within the hall, a solid oak staircase rises to the galleried landing above, which is exceptionally well-lit by the impressive two-storey glazed entrance. A hatch offers access to the loft space above, and **bedroom five** is positioned to the immediate left of the stairs at the rear of the property. A comfortable double room, the fifth bedroom boasts a window to the rear elevation, exploiting the glorious rural views. The **third bedroom** can also be found to the left-hand side of the landing and provides a beautiful double suite with dual aspect windows, including a dormer looking towards the gardens and the stunning vista beyond. The **en suite** benefits from a white low-level WC and wash-hand basin in addition to a walk-in shower, decorated with slightly iridescent, textured white wall tiles. Also to the left of

the stairs, the **family bathroom** is revealed behind an obliquely-positioned door, featuring an extra-large vanity unit with white wash-hand basin and a low-level WC, complemented by a white panel bath with grey rectangular feature tiling over. The remaining accommodation can be accessed to the right of the gallery where one initially finds the **fourth bedroom**, a spacious double with fitted wardrobe space behind sliding mirrored doors. Glazed double doors open to the rear aspect, with potential to add balcony space upon the flat roof below. A second flat roof is also located off the second suite, and both have been significantly reinforced in order to facilitate the creation of two balconies if desired. The sumptuous **second suite** is located beside the fourth bedroom, a large L-shaped room with two dormer windows to the front aspect and glazed double doors to the rear, as bedroom four. Cream glazed doors conceal considerable fitted wardrobes, and the space leads onto a good-sized **en suite**, boasting a large walk-in shower, a low-level white WC and a wash-hand basin, upon a wood-effect vanity unit. This stylish and contemporary space is tiled to recall the tones of grey slate, with stone-effect tiling to cover the floor.

Outside

This substantial, modern home occupies a considerable plot along Staffordshire's prestigious Perton Ridge, sitting in an elevated position overlooking the countryside along the Shropshire-Staffordshire border. The long plot slopes gently away at the rear from the extensive, carefully lit timber decking immediately behind the house. Set over two levels connected by steps, the decking stretches across the width of the plot and offers numerous distinct spaces perfect for entertaining, enhanced by a contemporary water feature, trellising with climbing plants and by the wonderful views over the surrounding landscape. Below the lower deck, the garden is mostly laid to lawn with established planted beds at the top, rolling away toward a large mature tree near the end of the plot. A young orchard occupies the furthest portion of the plot with a stile leading onto the fields beyond and the Staffordshire Way, and beside the house, a paved area offers access between the garden and the **detached double garage**. Having an automatic up-and-over door and concealed bin storage to the left, the garage offers further parking and storage in addition to the tar macadam driveway before the crisp, white façade of the house.



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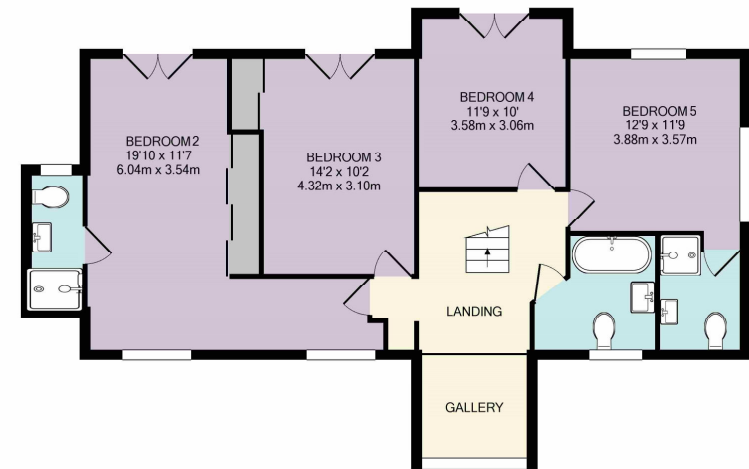
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2 High Street, Tettenhall, WV6 8QT
Tel: 01902 754777
Email: sales@peterjamesproperty.com
www.peterjamesproperty.com





GROUND FLOOR
APPROX. FLOOR
AREA 2004 SQ.FT.
(186.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 983 SQ.FT.
(91.3 SQ.M.)

RIDGE ACRE
TOTAL APPROX. FLOOR AREA 2987 SQ.FT. (277.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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