Wistaria Cottage
Chestall Park | Cannock Wood | Rugeley | Staffordshire | WS15 4RD

FINE & COUNTRY

WISTARIA COTTAGE

Wistaria Cottage is an exceptionally well presented substantial period property situated in the stunning countryside of Cannock Chase (Areas Of Natural Beauty). This ideal location offers a tranquil setting in easy reach of the Cathedral City of Lichfield. Presented to a high standard the accommodation includes 4 bedrooms, 2 bathrooms, kitchen/breakfast room, utility and 3 reception rooms with private gardens, plentiful parking and EV charging point. In summary an ideal family home offering a perfect blend of historical charm and modern luxury in an idyllic countryside location.

KEY FEATURES

Ground Floor

On entering Wistaria Cottage you appreciate the many character and traditional features on show. As you enter the spacious reception hall, the natural wooden aspects complimented by the neutral décor make a great place to greet family or friends. This leads to the very spacious sitting room and a great place to relax, unwind or entertain with the fireplace being the focal point of the room whilst the ambiance of calm is continued with the natural exposed wooden features. French doors lead through to the gardens and offer a natural flow from inside to outside in the summer months.

Off the reception hall the formal dining room is ideal for entertaining on those special occasions such as Christmas with family and friends creating a cozy but spacious feel with again the fireplace being the focal point of the room. This leads through to the kitchen/breakfast room and ideally suited for more informal entertaining such as a cup of coffee and a chat around the kitchen island, The kitchen is spacious light and airy and balanced with traditional features as well as the modern appliances you would expect for everyday living. A separate and useful utility sits off the kitchen with a substantial pantry for all your storage needs. A separate downstairs cloakroom off the reception hall completes the downstairs accommodation.

First Floor

The first floor like the ground floor blends timeless character with spacious modern comforts with its traditional styling and design. There are 4 generously sized bedrooms offering ample accommodation including the master suite with a delightful luxury ensuite and separate dressing room. The remaining bedrooms are all spacious and light and presented to a high standard complimented with the modern family bathroom. A large storage space completes the 1st floor accommodation.

SELLER INSIGHT

"Wistaria Cottage has been far more than a house to us — it has been a retreat, a sanctuary, and a place filled with memories. From the moment you drive along the tree-lined approach, framed by rhododendrons, you feel the world slow down. Crossing the cattle grid and often spotting the wild herd of red deer in the nearby field still feels magical, even after all these years. Surrounded by trees and nestled within an Area of Outstanding Natural Beauty, the cottage feels hidden away, peaceful and utterly private — like being on holiday every day.

We were first captivated by the sheer size of the rooms and the wonderful character throughout: original fireplaces, unique architectural details, and a sense of history that reflects the heritage of Chestall Park, once known as the hamlet of Chestall. Every property here is different, and that individuality is something truly special.

During our time here, we have lovingly enhanced the home — enlarging the kitchen with bespoke units and handcrafted woodwork, converting the fifth bedroom into a beautiful en-suite, restoring original doors, and adding thoughtful storage throughout. Outside, the oak canopy and doors create a warm welcome, while the south-facing garden is a true sun trap, complete with a pond, waterfall, mature apple tree, and spectacular double wisteria. It is a space made for summer barbecues, family gatherings, and quiet mornings with coffee.

Life here is deeply connected to nature. Deer, owls, woodpeckers, bats, foxes and countless birds are regular visitors, and wonderful walks across Gentleshaw Common, Castle Ring and Cannock Chase begin right from the front door. With welcoming neighbours, four pubs within walking distance, excellent local amenities, and easy transport links, the balance of rural tranquillity and convenience is perfect.

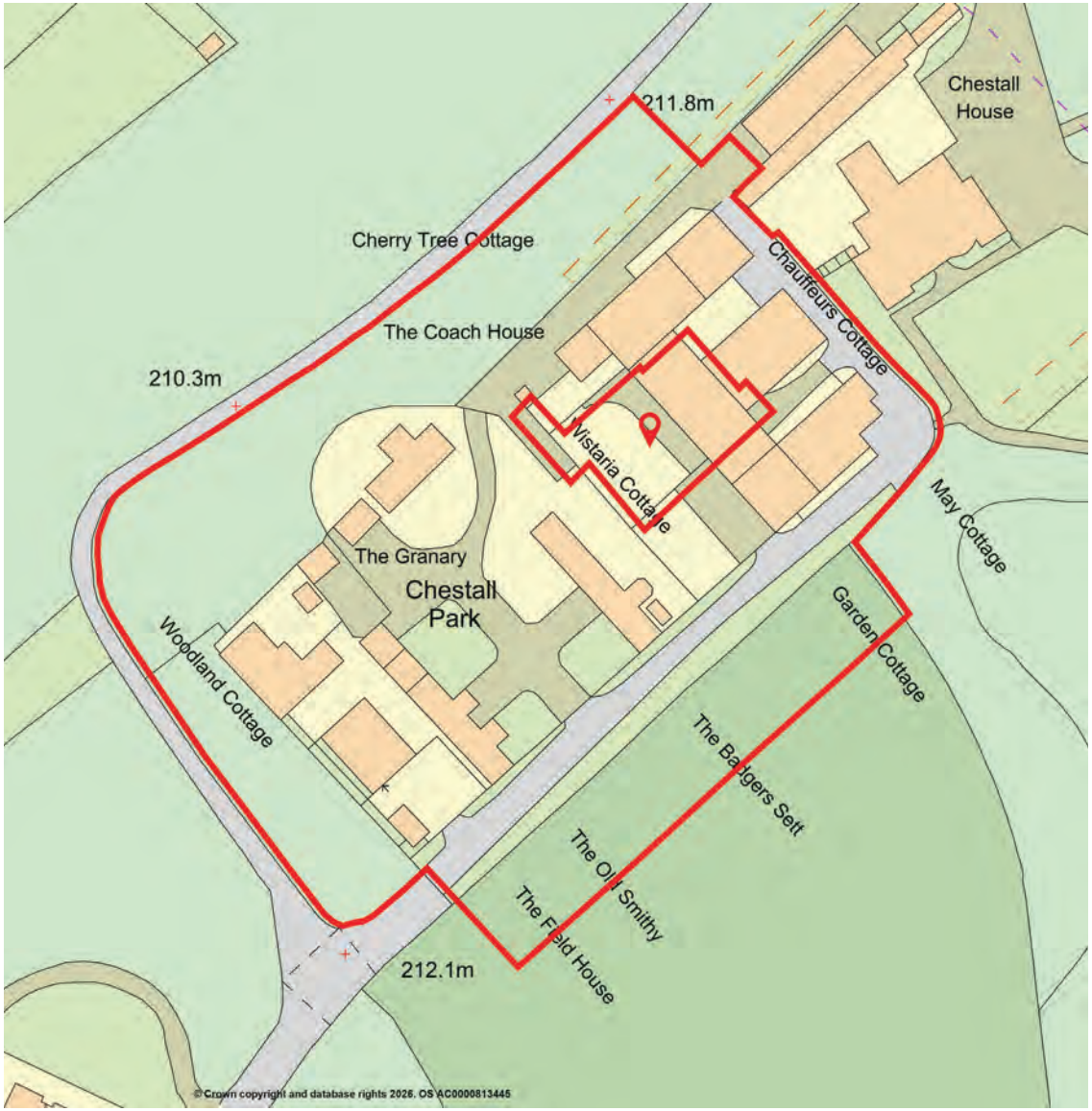
We will miss the cosiness of winter evenings by the log burner, festive celebrations with family, and the feeling — often echoed by guests — that staying here is like a holiday. Wistaria Cottage is truly one of a kind, and we hope its next owners will love it as much as we have.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

KEY FEATURES

Outside
The gardens to the front of the property are south facing, substantial in size and mainly laid to lawn. A feature sandstone wall wraps around the garden. There are various seating areas with gravel paths and gravel driveway. There is a potting and storage shed, pond with illuminated waterfall, tap and outside electrical sockets.

Location
Wistaria Cottage is situated within the Cannock Chase AONB and part of Cannock Wood village. The village has a thriving community vibe with open spaces, cricket pitch, community hall, Primary School Academy and several pubs. It is within easy driving of Lichfield via the A51 and Rugeley. The nearest railway station is Rugeley Trent Valley offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services, Utilities & Property Information
Tenure: Leasehold
Council Tax Band: G
Local Authority: Cannock Chase District Council & Staffordshire County Council
EPC Rating: C (Valid until 27 January 2035)
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains Gas
Broadband: FTTP/Superfast Fibre Broadband connection available
Parking: Off Road Parking Spaces, Private Driveway

Special Notes
Leasehold. 968 years remaining. Peppercorn Rent. £400 Annual Service Charge

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

Opening Hours:
Monday to Friday - 8.00 am – 8pm
Saturday - 9.00 am - 4.30 pm
Sunday – 9.00am-4pm

Offers over £799,950

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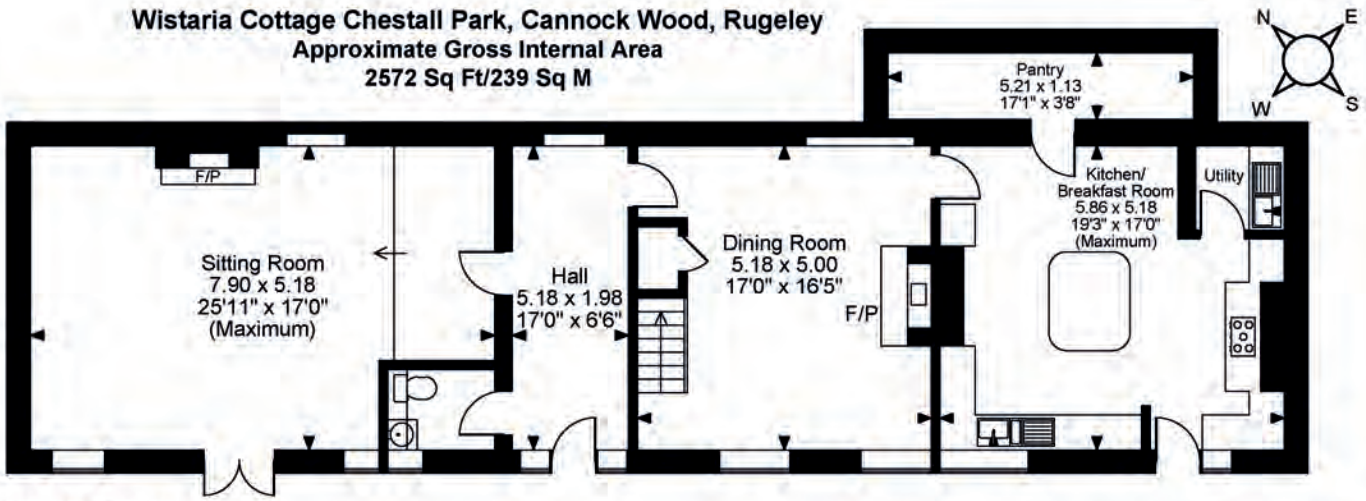
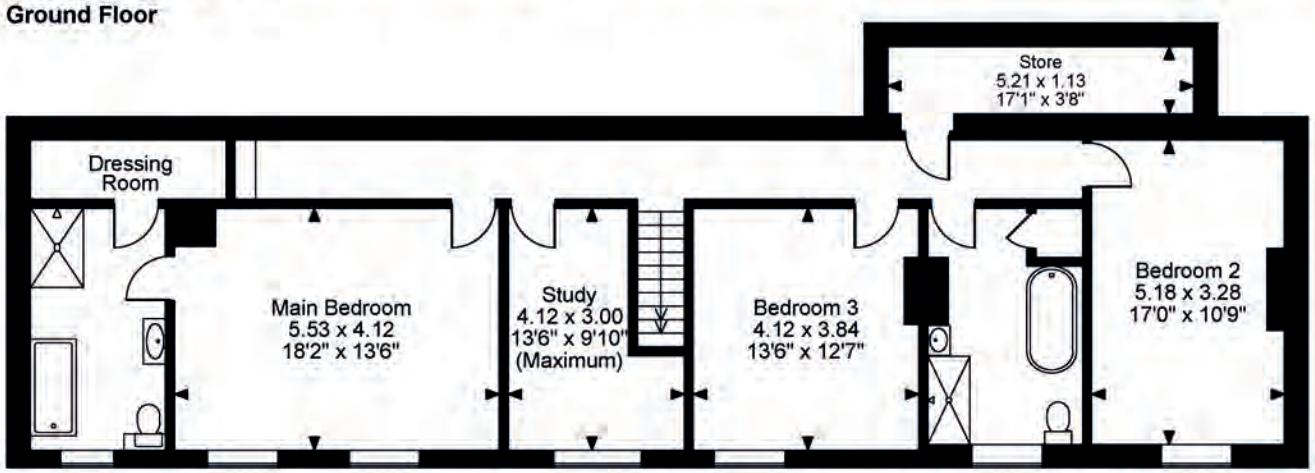
Wistaria Cottage Chestall Park, Cannock Wood, Rugeley
Approximate Gross Internal Area
2572 Sq Ft/239 Sq M



Ground Floor



First Floor

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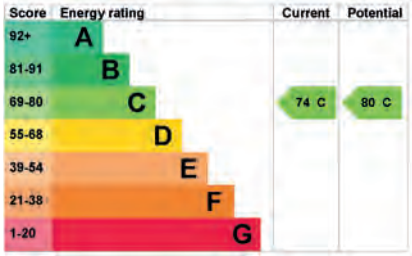

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Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

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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

KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY FOUNDATION

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