Chestall Park

Cannock Wood, Staffordshire, WS15 4RD

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Offers Over £750,000

Wistaria Cottage is an exceptional countryside home positioned within Chestall Park - an exclusive private development located in the heart of Cannock Chase.

Wistaria Cottage is an impressive, beautifully presented period residence, occupying a delightful and secluded position within Chestall Park, which is a highly sought-after development of individual homes located on the edge of Cannock Chase - an area of outstanding natural beauty. It lies within a peaceful semi-rural location only 2.5 miles from Burntwood and 7 miles from the cathedral city of Lichfield. For families requiring local schooling, the property is within easy reach of Gentleshaw Primary Academy and there are both Erasmus Darwin Academy and Chase Terrace Academy secondary school in the nearby town of Burntwood. For commuters, nearby road links include the A460, A51 and A38, and the M6 toll road. There are excellent nearby railway links with stations in Lichfield, Rugeley and Cannock. The Nearby city of Lichfield has a beautiful city centre with its historic cathedral, Beacon Park, and a range of boutique shops, cosy cafes, thriving markets, restaurants, bars and pubs.

Approached via an attractive tree-lined driveway, framed by established rhododendrons and mature woodland, the property immediately creates a sense of privacy and exclusivity. Set within a peaceful countryside setting, the accommodation has been tastefully enhanced by the current owners and offers generous and versatile living space comprising four well-proportioned bedrooms, two bathrooms, two elegant reception rooms, a spacious kitchen/breakfast room and separate utility room. Externally, the property benefits from attractive private gardens, ample off-road parking and an electric vehicle charging point.

Wistaria Cottage comprises; A welcoming reception hall showcases the character and charm that continues throughout with natural timber features complemented by tasteful neutral décor, creating a warm and inviting first impression.

The impressive sitting room is a particularly attractive reception space offering generous proportions and an ideal setting for both relaxing and entertaining. A feature fireplace provides an attractive focal point, while exposed timber details enhance the room's period appeal. French doors open directly onto the gardens, creating a lovely connection between the indoor and outdoor living spaces. The formal dining room provides a wonderful setting for entertaining family and friends, with ample space for a large dining table and another attractive feature fireplace housing the log burning stove. Stairs rise to the first floor with a useful understairs storage and a door leading into the breakfast kitchen.

The spacious kitchen/breakfast room has been thoughtfully enhanced and modernised by the current owners, it is beautifully appointed with bespoke cabinetry and handcrafted timber detailing offering a blend of traditional styling and contemporary practicality. With an abundance of natural light, generous preparation space and a central island, this is very much the heart of the home and an ideal space for everyday family life and informal entertaining. A useful separate utility room provides additional storage and laundry facilities, complemented by a substantial pantry, and a barn style door leading out to the front of the home.

Upstairs there are four generously proportioned bedrooms providing excellent accommodation with the impressive master bedroom benefiting from a beautifully appointed en-suite bathroom and a separate dressing room.

The remaining three bedrooms are all well-proportioned rooms served by a modern family bathroom. A further substantial storage area provides valuable additional space and completes the first floor.

The outside space is a particularly special feature of Wistaria Cottage. The attractive south-facing gardens provide a wonderful degree of privacy and seclusion, with established planting, mature trees and extensive lawned areas creating a peaceful countryside setting. A feature sandstone wall encloses much of the garden, while gravel pathways lead between a number of seating areas, providing excellent opportunities for outdoor dining, entertaining and enjoying the surrounding natural environment. Of particular note is the beautiful pond with its illuminated waterfall, alongside a mature apple tree and spectacular established wisteria, which provides a stunning seasonal display. The oak entrance canopy and doors create an attractive welcome, while the gravel driveway offers plentiful off-road parking. A useful potting and storage shed, outside water tap, electrical sockets and EV charging point further enhance the property's practicality.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
999 year lease from August 1996. Service charge: £350 per annum.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Cannock Chase District Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19112026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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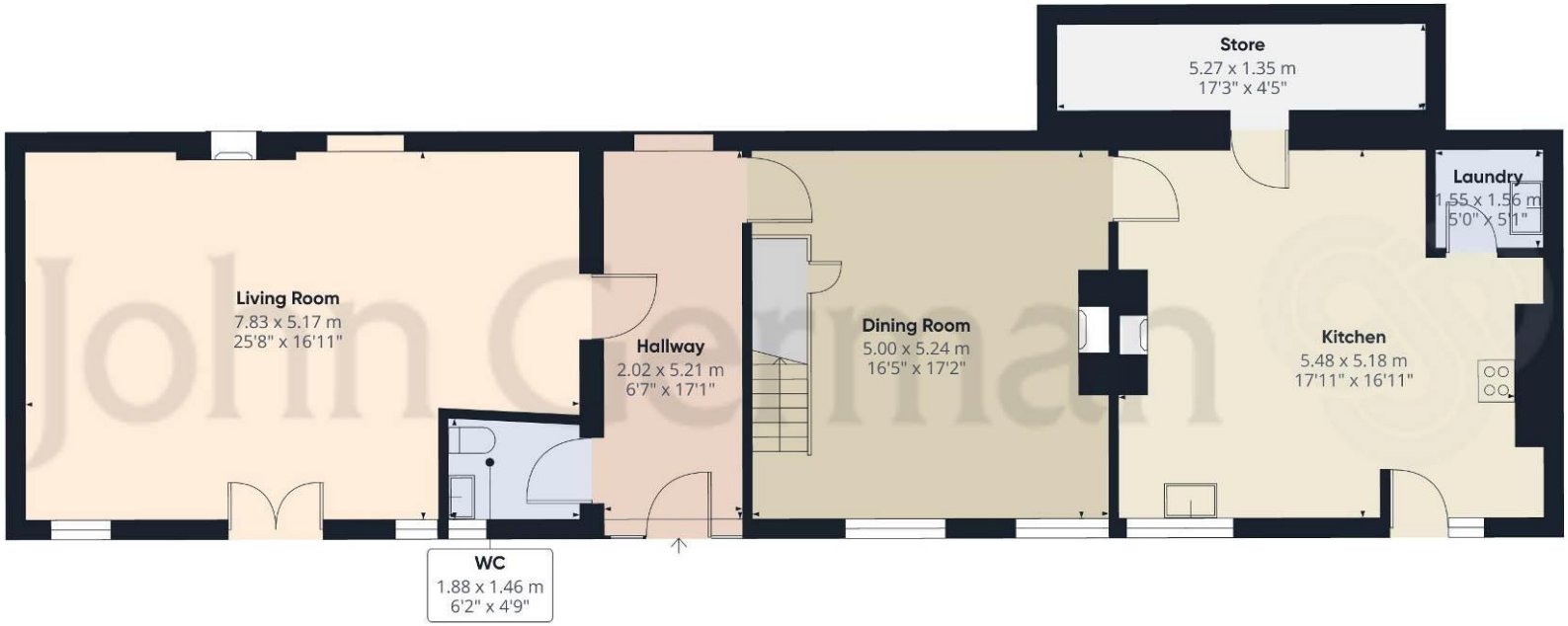

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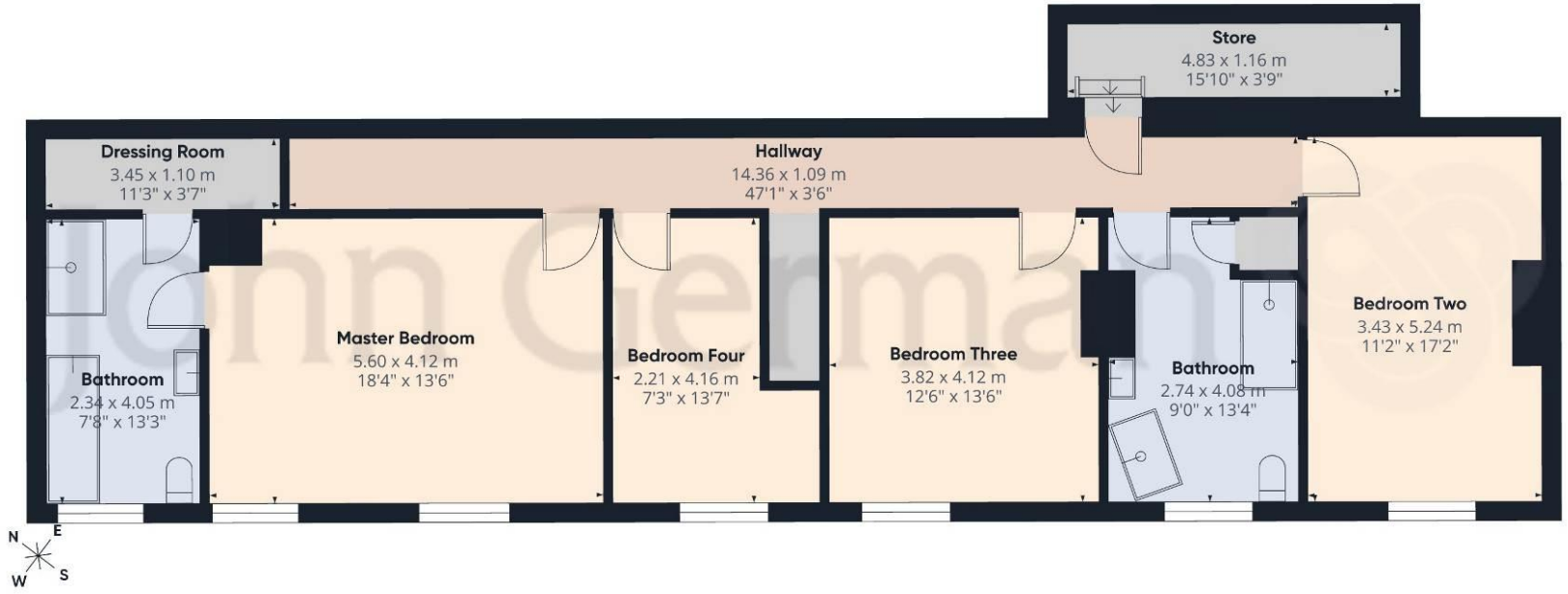

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Ground Floor



Floor 1

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Approximate total area(1)

228.2 m²

2454 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

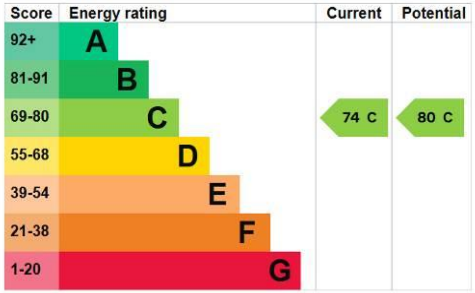
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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