



Sandborough House Farm
Yoxall Road | Rugeley | Staffordshire | WS15 3SA



SANDBOROUGH HOUSE FARM



Occupying a two acre plot and surrounded by open countryside, Sandborough House Farm is a beautifully reimagined home, blending period character with contemporary design, offering 3,800 sqft of accommodation over two storeys.



KEY FEATURES

Sandborough House Farm offers extensive, immaculately presented accommodation over two storeys, extending to almost 3800sq ft to briefly include a stunning, open plan kitchen lounge diner, three reception rooms and four double bedrooms, two being en suite whilst bedroom four enjoys a roof terrace over the rear of the property.

Behind electric gates, a sweeping gravel driveway, bordered by estate fencing sets a strong sense of arrival to this highly attractive and commanding home.

The welcoming entrance hall immediately establishes the tone, with panelled walls, rich parquet flooring and beamed ceilings, creating a characterful first impression. From here, the house unfolds into a series of beautifully balanced spaces, each with its own appeal and purpose.

The kitchen lounge dining space to the rear of the property is the undeniable centrepiece of the home. A real statement room, this vast open plan area combines everyday functionality with exceptional design. A large central island anchors the kitchen, complemented by an extensive range of bespoke cabinetry and generous preparation space. High quality Bosch appliances are fitted throughout the kitchen to include a fridge freezer, wine cooler, an electric oven, microwave oven, a hob with extractor over and a dishwasher.

The kitchen flows effortlessly into a relaxed seating area and onwards to a dramatic double height dining space, where floor to ceiling glazing frames uninterrupted views across the gardens and countryside beyond. Bi folding doors open directly onto the 250sqm terrace, allowing the space to extend naturally outdoors. A restored and illuminated well sits subtly within the room, adding a unique and characterful focal point.

A bespoke floating staircase rises from this space, leading to a galleried landing above. The glass balustrade walkway not only connects the first floor accommodation but also creates a stunning architectural feature, allowing light to pour through the home and enhancing the sense of volume and openness.

The utility / boot room is accessible from the kitchen, both practical and well proportioned, it is designed with country living in mind, offering ample storage, plumbing for laundry appliances and direct access out to the garden.

To the front of the property, three separate reception rooms offer a more intimate and traditional feel. The family room presents a relaxed setting, full of character and warmth with exposed original beams, soft neutral tones and plush finishes, creating a calm and inviting atmosphere. A bespoke media wall forms the focal point of the room, incorporating a contemporary inset fireplace and illuminated display shelving.

The sitting room is a perfect counterpoint to the home's more contemporary spaces, rich in country charm with parquet flooring and a focal point brick built fireplace with inset log burner, this a space that offers a more intimate setting within an otherwise expansive home.

The dining room also features an oak beamed ceiling and rich wooden flooring, alongside a central fireplace, it is a well-proportioned space, comfortably accommodating a large dining table, making it ideal for hosting, with natural light and garden views enhancing the overall feel.















KEY FEATURES

First Floor
Upstairs, the principal suite is a standout feature of the home, offering impressive scale and a true sense of retreat. Beautifully finished throughout, it comprises a well appointed walk-through dressing room, leading through to a generous bedroom space. French doors open onto a Juliette balcony, framing attractive views across the surrounding countryside, while a luxurious en suite completes the high quality principal suite.

Bedroom two is another spacious double room and benefits from its own en suite, finished with the same attention to detail seen throughout the home. Bedrooms three and four are equally well proportioned, both filled with natural light via the dual aspect views, whilst bedroom four also enjoys its own private roof terrace, offering outdoor space with elevated views across the gardens and surrounding landscape. Bedrooms three and four are served by a large, beautifully appointed family bathroom, complete with contemporary fittings and a refined finish.

















KEY FEATURES

Outside

Externally, the property enjoys a truly special setting, surrounded by open countryside and set within 2 acres of private grounds, with the rear of the property enjoying a westerly aspect, taking full advantage of the afternoon and evening sun.

To the front, electric gates open to a sweeping gravel drive offering ample off street parking with a central turning circle, in addition to a spacious double garage with electric entry door.

Expansive lawns stretch away from the house, bordered by mature trees and established planting, whilst a 250sqm paved terrace provides multiple seating areas and sits directly off the kitchen, perfectly positioned for outdoor dining and entertaining.

The adjoining paddock to the north aspect extends to approximately 1.4 acres, providing an excellent recreational space or ideal use as a pony paddock for those with equestrian interests.

The outlook is particularly striking, with uninterrupted countryside views and neighbouring paddocks enhancing the village feel.

Location

Hamstall Ridware is a picturesque village nestled in the Staffordshire countryside, offering a blend of rural charm and modern convenience. The area is well regarded for its sense of community and notable natural surroundings. For families, education is a standout feature. Several highly-rated schools are nearby, including Ofsted Outstanding-rated primary schools such as The Richard Crosse CE School and St. Peter's CE (VC) First School.

For leisure, Hamstall Ridware is close to the scenic Cannock Chase Area of Outstanding Natural Beauty, perfect for walking, cycling, and outdoor adventures. Nearby towns like Lichfield and Rugeley offer gyms, golf courses, bars and restaurants alongside everyday amenities, with Hoar Cross Hall just two miles away, an award winning spa, gym, hotel and dining resort. For shopping, Lichfield's bustling city centre provides an array of independent shops, markets, and larger supermarkets. Transport is convenient, Rugeley Trent Valley station provides rail links to London (from as little as 1hr 43 mins) and the North, while road networks via the A38, A51 and A515 keep you well connected across the region. In all, Hamstall Ridware offers a peaceful, well served village setting, with easy access to both the countryside and essential amenities.



INFORMATION



Tenure
Freehold

Services

The property is connected to mains electricity, the drainage is private via a sewage treatment plant and the heating comes via the LPG gas tanks. There is also CCTV connected to the property and an alarm system.

Council Tax

Lichfield District Council – Tax band F.

Broadband & Cellular

Superfast broadband is available at this property, along with 5G cellular coverage, however, this may be dependent on your network supplier.

EPC Rating

D

Directions

Postcode: WS15 3SA / what3words: modifies.silks.thighs

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

OIEO £1,500,000

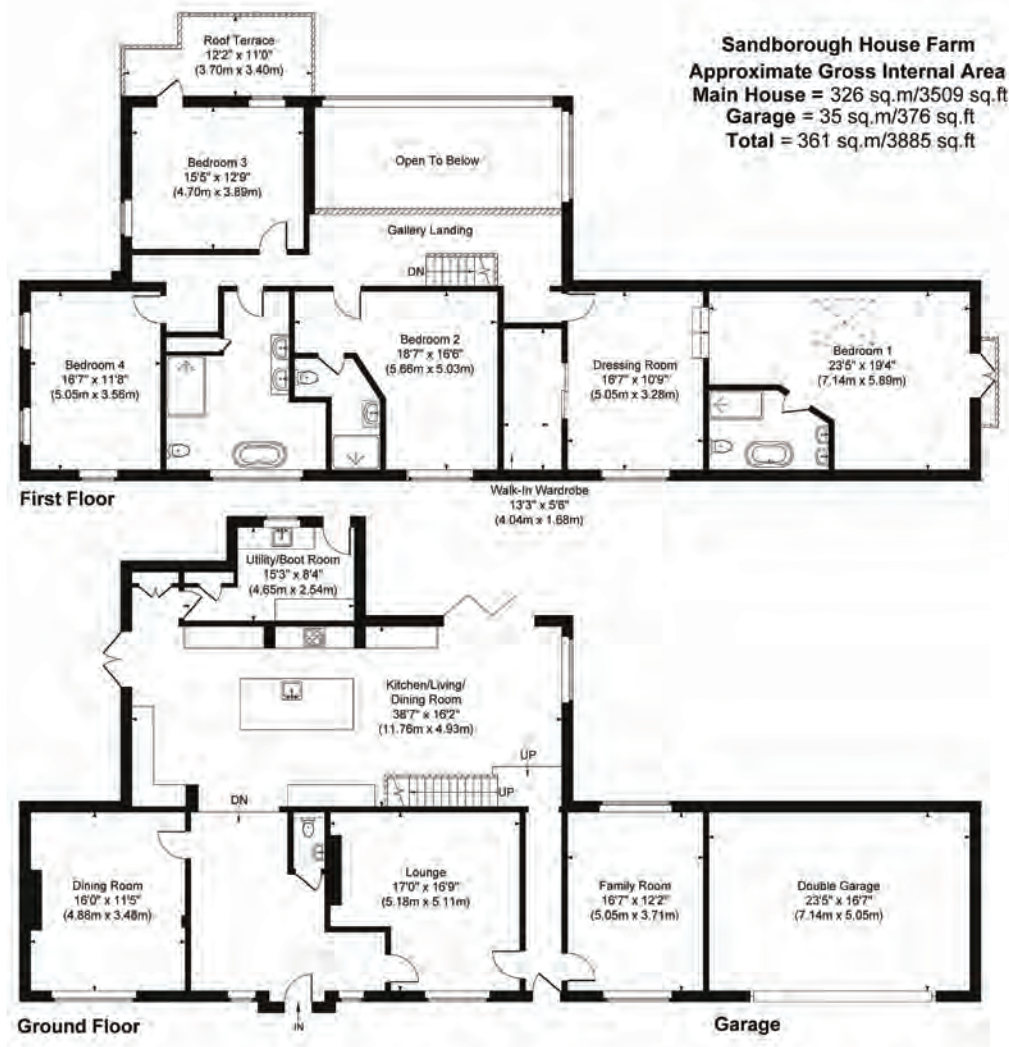


Illustration for identification purposes only, measurements are approximate, not to scale.
 Holmes Property Marketing © 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.04.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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

PARTNER AGENT

Fine & Country Sutton Coldfield and Lichfield
T: 0121 272 6900 | M: 07809 763430
email: luke.billson@fineandcountry.com

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Sutton Coldfield on



Fine & Country Sutton Coldfield and Lichfield
Stirchley House, Reddicap Trading Estate, Sutton Coldfield, West Midlands B75 7BU
+44 (0) 121 272 6900 | sutton@fineandcountry.com

