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Newbury House, Shavers Lane, Upper Longdon
OIRO £1,000,000

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Offers In The Region Of £1,000,000

Nestled in the charming area of Upper Longdon, this impressive detached house on Shavers Lane offers a perfect blend of space, comfort, and modern living. Built in 2001, the property spans an expansive 2,676 square feet, providing ample room for families or those who enjoy entertaining.

Upon entering, you are greeted by a spacious reception hallway and well-appointed reception rooms, ideal for both relaxation and social gatherings. The generous layout includes five spacious double bedrooms, with three bathrooms accommodating the needs of a busy household.

The exterior of the property boasts ample parking for up to ten vehicles, a rare find that adds to the convenience of this home. Whether you have multiple cars, caravan, horse box or enjoy hosting guests, this feature is sure to impress.

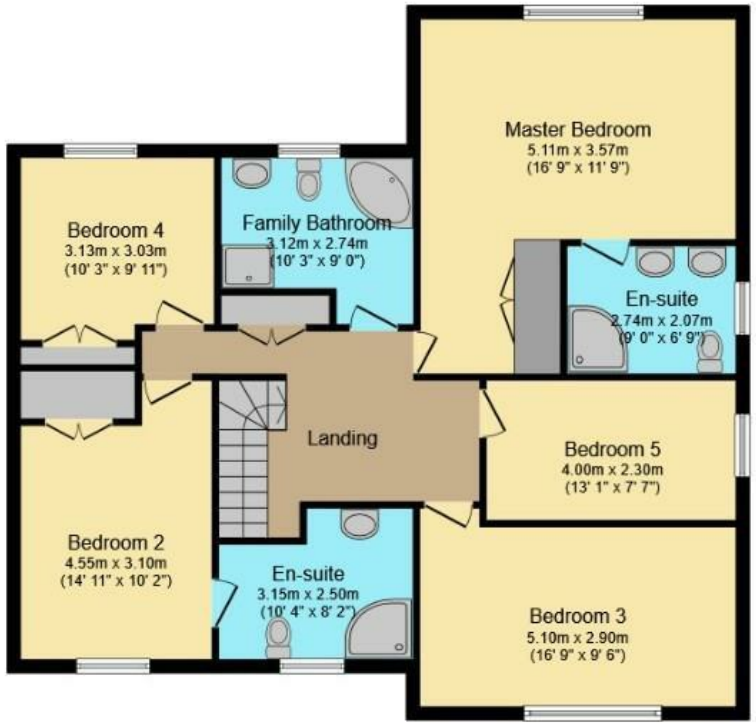
Set in a tranquil location, this residence offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. The surrounding area is perfect for those who appreciate nature, with picturesque walks and green spaces nearby in the AONB Cannock Chase.

This property is an exceptional opportunity for anyone seeking a spacious family home in a desirable location. With its modern features and generous proportions, it is sure to attract interest from discerning buyers. Do not miss the chance to make this splendid house your new home.

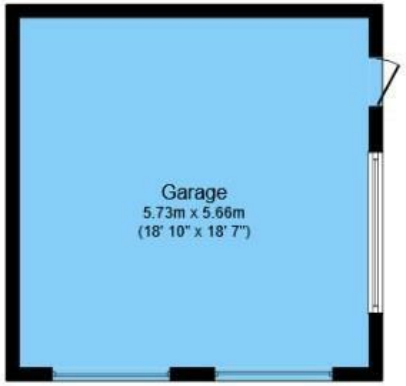
Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area 248.6 sq.m. (2,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Reception Hallway
accessed via a UPVC double-glazed front entrance door and having a useful double fitted storage cupboard and under stairs storage. Two ceiling light points with decorative ceiling roses, coving, radiator, Karndean wood effect flooring and stairs to the first floor

Guest WC
having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, half tiling to the walls, radiator, Karndean wood effect flooring and a UPVC double-glazed window to the side aspect

Study
set up to work from home, benefitting from a range of fitted storage furniture and a desk. Ceiling light point with a decorative ceiling rose, vertical radiator, Karndean wood effect flooring and a UPVC double-glazed window to the front aspect

Living Room
having a multi-fuel burning stove on a granite hearth with an oak beam above. Ceiling light point with a decorative ceiling rose, coving, four wall light points, two radiators and a recess with UPVC double-glazed b-folding doors onto the rear garden

Sitting/Dining Room
having a ceiling light point with a decorative ceiling rose, coving, dado rail, radiator and a UPVC double-glazed window to the front aspect

Dining Kitchen
fitted with a range of wall and base units, roll top work surfaces and an inset ceramic sink and a half with drainer. Range cooker with extractor hood above and appliance spaces for an American fridge-freezer and a dishwasher. Inset ceiling spotlights, ceiling light point, coving, co-ordinating central island with storage and a breakfast bar, part tiling to walls, radiator, tiled floor and UPVC double-glazed windows to the rear and side aspects. Door into the Utility Room and double doors into the

Conservatory
having a brick base, UPVC double-glazed units and an insulated UPVC roof. Ceiling light point, radiator, tiled floor and a door into the rear garden

Utility Room
having a range of wall and base units with an inset stainless steel sink and drainer. Ceiling light point, extractor fan, coving, wall mounted central heating boiler (6 months old), space with plumbing for a washing machine and tumble drier, part tiling to walls, radiator, tiled floor and a UPVC double-glazed door to the side of the property

First Floor Landing
from a return flight staircase and having a useful fitted airing cupboard housing the hot water cylinder. Two ceiling light points with decorative ceiling roses, coving and a radiator

Master Bedroom
having a fitted double wardrobe providing hanging and storage space. Two ceiling light points, coving, radiator and a UPVC double-glazed window to the rear aspect. Door into the

En-suite
having a walk in shower enclosure with an over head mains powered fitment, his and hers vanity hand wash basins with an illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, extractor, tiled walls, chrome towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Bedroom Two
again benefitting from a fitted double wardrobe. Ceiling light point, coving, radiator and UPVC double-glazed windows to the front and side aspects. Door into the

En-suite
having a double walk in shower enclosure with a mains powered over head fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor, part tiling to the walls, chrome towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Bedroom Three
further benefitting from a fitted double wardrobe. Ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Bedroom Four
with fitted double wardrobes. Ceiling light point, coving, radiator and a UPVC double-glazed window to the side and rear aspects

Bedroom Five
having a ceiling light point, loft access, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom
having a panelled corner bath with a shower attachment to the taps, fully tiled shower enclosure with a mains powered over head fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, coving, half tiling to the walls, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

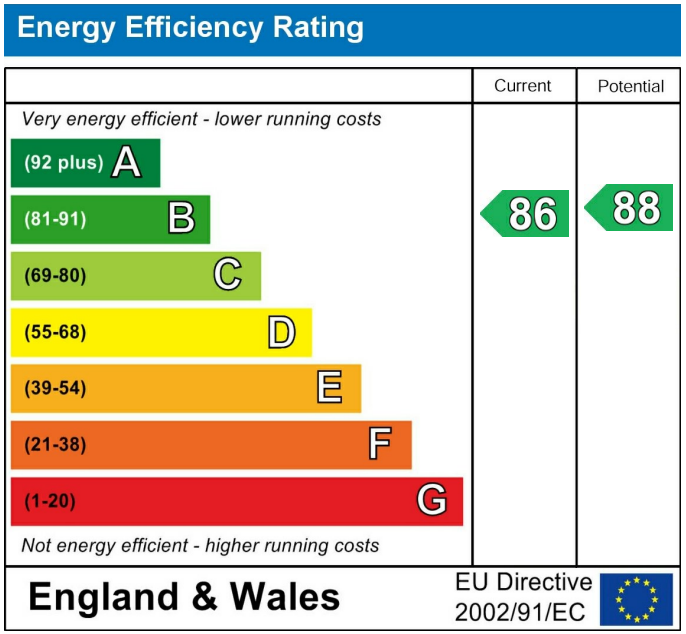
Outside
the front of the property is set back from the lane with trees and hedges providing privacy, there is access to the rear garden via a timber pedestrian gate and a canopied porch with a tiled floor gives access to the front door. A sweeping block paved driveway provides off road parking for several vehicles which in turn leads to the detached double garage, accessed via electric roller doors and having light, power, loft storage (with planning permission to convert if required), window to the side and a personnel door into the rear garden. There is also an EV charger.

the tiered rear garden wraps around the property and offers several spaces for dining, relaxing and entertaining with paved patios and a decked area meaning you can chase the sun from dusk until dawn. It is well established with many shrubs, trees and hedges making it a tranquil place to be. There is a fenced boundary and a useful outside water tap

AGENTS NOTE

this property benefits from 21 solar panels which are owned outright, further details can be provided upon request

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee. This charge is non refundable



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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