

Hayfield Hill

Cannock Wood, Rugeley, WS15 4RP

John 
German





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Offers in the region of £700,000

A photograph of the interior of a house, showing a hallway with light wood flooring. On the left is a large wooden door. In the center, a white staircase with a wooden handrail leads up. To the left of the stairs is a white storage unit with yellow and green drawers. On the right, a glass-paned door leads to another room, possibly a kitchen or dining area, where a blue chair is visible. A potted plant is in the bottom right corner.

The cottage is an impressive six bedroom detached family home offering over 2,900 square feet of generous accommodation nestled within the highly sought-after village of Cannock Wood.

The cottage is an impressive six bedroom detached family home nestled at the top of Hayfield Hill within the highly sought-after village of Cannock Wood, known for its semi-rural lifestyle, being only a stone's throw away from Castle Ring, the highest point on the southern edge of Cannock Chase affording stunning countryside views.

Cannock Chase is an area designated as a place of outstanding natural beauty, a haven for wildlife and a great place to cycle, walk and jog. For schools, the property lies in the catchment areas for Gentleshaw Primary Academy and the secondary schools of Chase Terrace Academy and Erasmus Darwin Academy. The village is situated approximately 3 miles from Burntwood and 7 miles from the cathedral city of Lichfield. Nearby road links include the A460, A51 and A38 together with the M6 Toll road. There are train stations at Lichfield, Cannock and Rugeley offering services to London, Manchester, Birmingham and many more.

Internally, the home offers over 2,900 sq ft of generously proportioned accommodation set over over two floors. The welcoming entrance hallway leads to a large characterful living room with an Inglenook fireplace housing a log burning stove, perfect for those cosy winter nights, a separate formal dining room, a guest WC and a storage cupboard.

At the heart of the home is the impressive high specification kitchen with quartz work surfaces, a generous selection of integrated kitchen appliances and a snug area. Off the kitchen is a utility room which gives access to the useful home office. This would alternatively create an ideal playroom.

From the hall, stairs lead to the spacious first floor gallery landing, giving access to six generous bedrooms, a modern family bathroom and also an additional games room/playroom. The master bedroom benefits from an en suite bathroom.

Outside, the home enjoys an elevated position at the top of Hayfield Hill with a block-paved driveway at the front providing ample off-road parking and access into the double garage with two up and over doors. To the rear and side of the property, there are mature gardens totalling approximately 0.27 acres and offering private, versatile space for any growing family or keen gardener. The gardens are well manicured and include specimen plants, greenhouses, a shed and a pizza oven.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

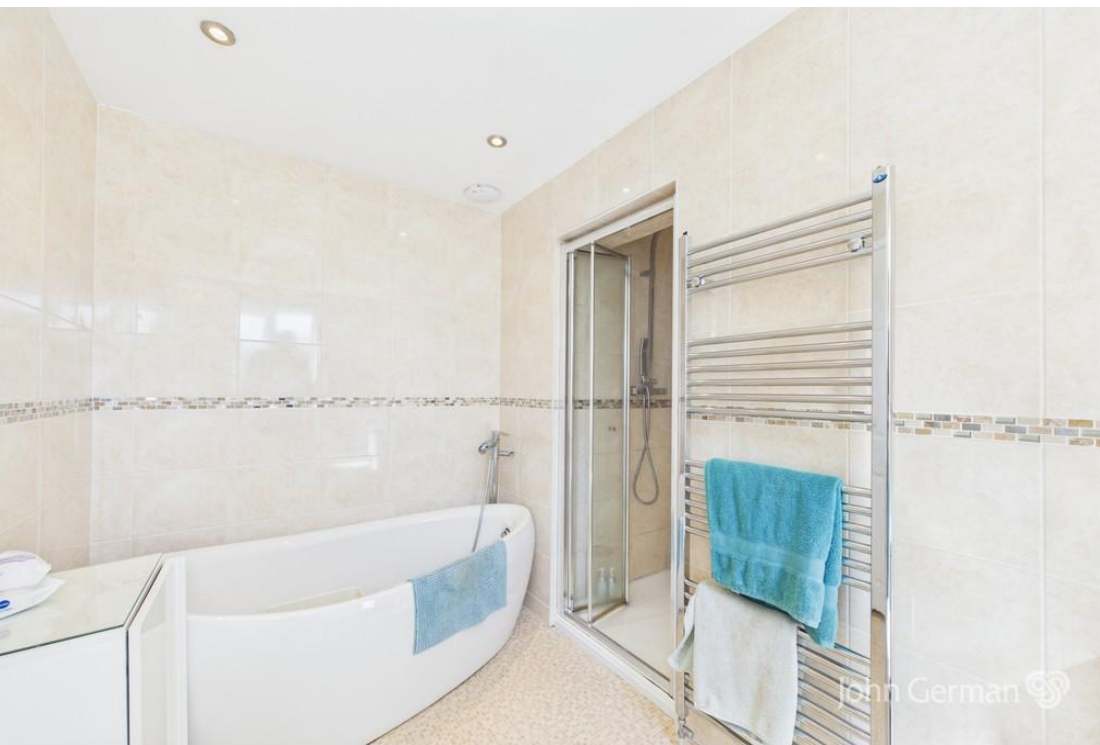
Our Ref: JGA/13082026

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Ground Floor

Approximate total area⁽¹⁾

270.2 m²

2908 ft²

Reduced headroom

6.7 m²

72 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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