Knight Frank



WOOD HOUSE COTTAGE, HORSEY LANE

Upper Longdon, Staffordshire, WS15 4LN



A MODERN COUNTRY RESIDENCE

A rare opportunity to acquire a modern country residence in one of Staffordshire's most desirable villages.

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Local Authority: Lichfield District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water. Ground source heat pump and private drainage.

Offers in excess of: £1,500,000





WOOD HOUSE COTTAGE, HORSEY LANE



Constructed in 2013 to an exacting standard, Wood House Cottage is an exceptional detached country residence combining the character and appearance of a traditional cottage with the comfort, efficiency and practicality of modern construction.

Set behind electric gates and approached via a generous driveway, the property occupies beautifully landscaped grounds extending to approximately 0.6 acres and enjoys an exceptional degree of privacy.

The house has been thoughtfully designed to provide well-balanced family accommodation extending to approximately 1,916 sq. ft, complemented by a substantial detached garage building with a cinema and games room above, bringing the overall accommodation to approximately 2,637 sq. ft.







THE PROPERTY

The accommodation is centred around a welcoming sitting room with feature fireplace and wood-burning stove, whilst a separate dining room provides an excellent space for formal entertaining.

The impressive kitchen/breakfast room is fitted with an extensive range of high-quality cabinetry set beneath a solid work surface and integrated appliances and is supported by a separate utility room.

A study offers excellent home-working space, and a cloakroom completes the ground floor accommodation.











To the first floor, the principal bedroom benefits from an en suite shower room together with an array of fitted wardrobes, whilst a second double bedroom also enjoys en suite facilities.

Two further double bedrooms are served by a well-appointed family bathroom.

A particularly notable feature is the detached garage complex, providing extensive garaging and storage together with a superb first-floor cinema and games room, creating versatile ancillary accommodation ideally suited to leisure, entertainment or home working.







GARDENS & GROUNDS

Externally, the gardens and grounds have been carefully landscaped to create a series of attractive outdoor spaces, including lawns, seating terraces and entertaining areas. A sauna pod further enhances the property's lifestyle appeal, whilst the grounds enjoy attractive views across the surrounding countryside.

The property also benefits from an environmentally efficient ground source heating system and, significantly, planning permission has been granted for a substantial rear extension incorporating a balcony, providing a rare opportunity for an incoming purchaser to further enhance an already exceptional home.











LOCATION

Wood House Cottage is located on the fringe of Upper Longdon, a delightful area of Staffordshire countryside just 5.8 miles from the Cathedral City of Lichfield and within the famous Cannock Chase Area of Outstanding Natural Beauty with excellent access for riding along quiet lanes and bridleways. Lichfield is a thriving City with many historical connections, including Lichfield Cathedral and the birthplace of Dr Samuel Johnson.

The city boasts a good range of amenities including shops and leisure facilities. In addition, it enjoys an active social calendar including the annual Lichfield Festival, Medieval Market, and Lichfield Literary Festival. The Garrick theatre offers a wide range of entertainment including both local and national touring productions.









The Swan Inn, Red Lion, and Chetwynd Arms are all located in or close to the village. There is an excellent range of schooling within the area including Lichfield Cathedral School, Repton School, and Denstone College. Wood House Cottage is well placed for the commuter. Direct services are available from Lichfield Trent Valley to London Euston with the fastest scheduled journey time of 1hr 14 minutes. Direct services are also available from Lichfield Trent Valley and Lichfield City to Sutton Coldfield and Birmingham. The M6 Toll, M6, A5, and A38 are also within easy reach.

DISTANCES

Lichfield 6 miles, Lichfield Trent Valley railway station 7.5 miles, Sutton Coldfield 15 miles, Birmingham International Airport 24 miles, Birmingham city centre 27 miles (all distances approximate).





Wood House Cottage, Upper Longdon
Approximate Gross Internal Area
Main House = 178 sq.m/1916 sq.ft
Garage = 67 sq.m/721 sq.ft
Total = 245 sq.m/2637 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted to tell you more.

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