



**Connells**

Old Hall House Old Hall House  
Mavesyn Ridware Rugeley

# Old Hall House Old Hall House

## Mavesyn Ridware Rugeley WS15 3QD

for sale offers in the region of  
**£725,000**



### Property Description

**\*\*WELCOME TO OLD HALL HOUSE\*\***

**\*\*A TRULY BEAUTIFUL AND EXTRA LARGE VILLAGE RESIDENCE BEING SPACIOUS, LIGHT AND AIRY\*\***

**\*\*CALL CONNELLS LICHFIELD TODAY TO REGISTER YOUR INTEREST\*\***

Connells Estate Agents are absolutely delighted to bring to the market this extra large detached family home boasting a truly delightful wrap around garden with many different landscaped areas to stroll around and enjoy. The aspect is super private and boasts some wonderful views over the local countryside.

Internally the property is beautifully maintained and absolutely ready to move into with double glazing and gas central heating. The property briefly is comprised of; porchway, hallway, large lounge, dining room, kitchen, conservatory, study, five bedrooms, en-suite plus further bathroom. Externally we can boast a private entry, a plentiful driveway, beautiful gardens and a double garage. **\*\*STUNNING VIEWS\*\* \*\*WONDERFULLY UNIQUE\*\***

Old Hall House is located in a very much sought after village with access to shops, schools, supermarkets, restaurants and a host of travel links.

**\*\*INCREDIBLY PRIVATE HOUSE\*\***

**\*\*VIEWERS WILL NOT BE DISAPPOINTED, THE GARDEN IS A MUST SEE GENUINELY\*\***



**Entrance Porch**

**Entrance Hall**

**Guest W/C**

**Study**

18' 9" MAX x 8' 9" ( 5.71m MAX x 2.67m )

**Lounge**

22' 5" x 13' 8" ( 6.83m x 4.17m )

**Dining Room**

13' 8" x 9' 9" ( 4.17m x 2.97m )

**Breakfast Kitchen**

12' 8" x 11' 9" ( 3.86m x 3.58m )

**Utility**

8' 9" x 8' 8" ( 2.67m x 2.64m )

**Conservatory**

32' 1" MAX x 17' 4" MAX ( 9.78m MAX x 5.28m MAX )

**First Floor Landing**

**Bedroom One**

17' 3" x 13' 9" ( 5.26m x 4.19m )

**En Suite Shower**

**Bedroom Two**

13' 11" x 9' 11" ( 4.24m x 3.02m )

**Bedroom Three**

13' 11" x 8' 1" ( 4.24m x 2.46m )

**Bedroom Four**

16' 9" x 10' ( 5.11m x 3.05m )

**Bedroom Five**

18' 5" x 12' ( 5.61m x 3.66m )

**Family Bathroom**

**Boarded Loft Space**

**Front And Rear Gardens**

**Double Garage**

22' 4" x 18' 9" ( 6.81m x 5.71m )

**Driveway For Several Cars**









**Ground Floor**



**First Floor**

Total floor area 279.0 m<sup>2</sup> (3,003 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 [www.propertybox.io](http://www.propertybox.io)



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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311908](http://connells.co.uk/Property/LFD311908)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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