

Hill Top

Longdon Green, Rugeley, WS15 4QA

John German





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£1,950,000

Stunning and stylish detached house, which is exceptionally well appointed throughout. Occupying an impressive and slightly elevated plot with fabulous views, situated in the highly desirable village of Longdon Green which is highly convenient for the cathedral city of Lichfield.



Accommodation: Reception hall with impressive gallery landing above, stairs rising to the first floor and a useful understairs storage cupboard. Cloakroom having a wash basin set into an integrated unit with cupboard beneath and a WC.

Particularly elegant and well proportioned drawing room which has a superb stone fireplace housing a cast log burner, and double French style doors and full height windows opening to the terrace and garden enjoying fabulous views.

Splendid formal dining room, again with double French style doors opening onto the terrace and garden beyond.

Stunning dining kitchen having an extensive range of bespoke units with granite work surfaces and a one and a half bowl sink. Integrated appliances comprise two Neff ovens, microwave, steam oven and two warming drawers. Large island unit again having granite worktop extending to dining bar, and also incorporates a Neff induction hob with surface mounted extractor canopy and a hot filtered water tap. There is also a full height fridge, full height freezer and dishwasher. The superb tiled floor extends into the dining area which has a further extensive range of units, also incorporating a wine cooler. Bi-folding doors opening to the terrace and swimming pool. providing superb indoor/outdoor entertaining space during the summer months.

Morning room with full height glazed windows to the terrace, and a side entrance hall which has half panelled walls and gives access to the study which is dual aspect.

Second cloakroom with WC and wash basin and a very spacious laundry with an extensive range of units and space and provision for domestic appliances. Granite worksurfaces, recessed stainless steel sink and access to the excellent drying room.

First floor feature gallery landing incorporates a sitting area, and off which leads four double bedrooms. The principal bedroom has double French style doors opening to a Juliet balcony, and enjoys magnificent panoramic views of the surrounding countryside. Walk-in wardrobe which has a fitted range of units and bathroom with large bath incorporating jets, separate shower with both conventional and waterfall heads, wash basin with integrated drawers beneath, WC, underfloor heating and exquisite tiling.

Second bedroom also has the benefit of a an ensuite that is beautifully appointed, has freestanding bath, separate shower, WC with integrated cupboards, wash basin and chrome accessories.

Bedrooms two and three have the benefit of a dressing room and a Jack and Jill bathroom which has a freestanding bath enjoying the most amazing views, there is also a separate shower, WC and wash basin.

Outside, the property stands off the road beyond a gated drive capable of parking numerous cars, giving access to a detached double garage. Immediately to the rear of the property there is a spacious sun terrace which as previously mentioned provides indoor/outdoor living space as it is approached directly from the kitchen, and gives access to the splendid swimming pool. The pool is surrounded by composite decking, there are further sun terraces and a summer house/games room. There is a wraparound L-shape terrace to the side and rear of the property, beyond which are mature lawns.

Longdon Green is one of the most sought after villages in this area, having an archetypical English green and welcoming country dining pub. The cathedral city of Lichfield is only 5-10 minute drive away, having an excellent range of restaurants including Michelin star restaurant and also an intercity railway station which provides access to Birmingham and London Euston. The M6 toll road provides access into the national motorway network.

Agents Notes:

1. There is no mains gas or drainage to the property. Drainage is to a private treatment plant
2. There is oil fired central heating to the property
3. Air source heating to the swimming pool
4. Solar panels generate an income
5. The house is situated in a conservation area
6. There is CCTV and a Ring doorbell

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Private treatment plant

Heating: Oil fired central heating

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

Broadband type: Fibre

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: Lichfield District Council / Tax Band G

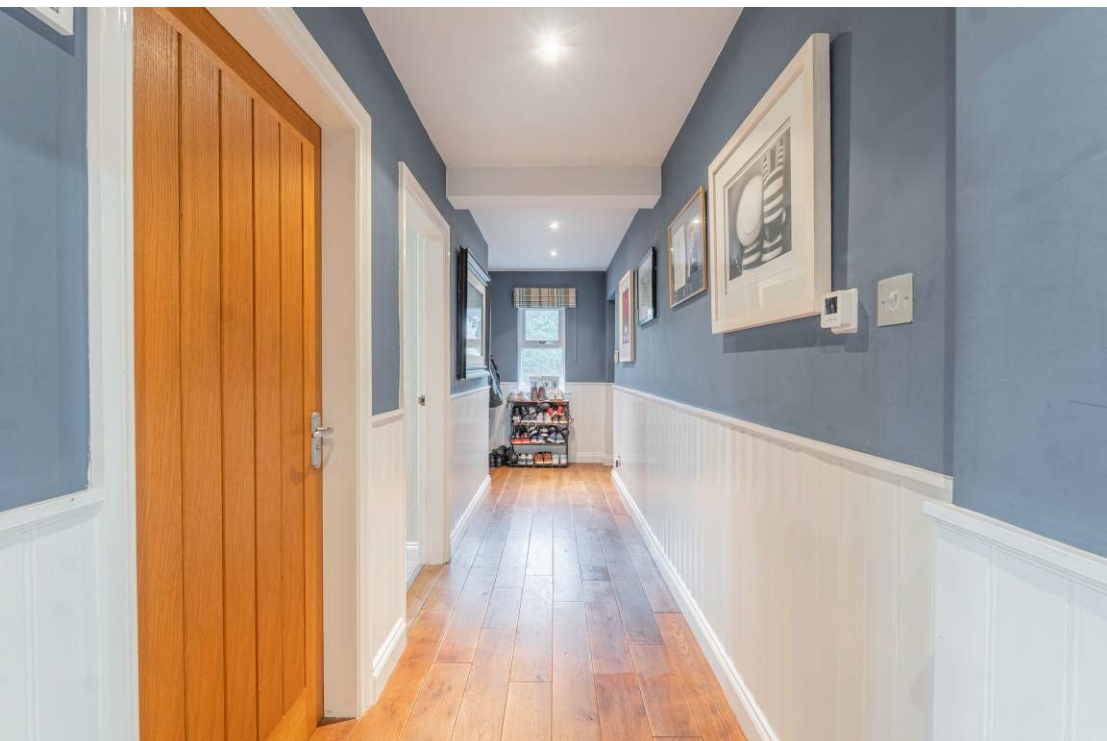
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA02022026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

4279 ft²

397.5 m²

Reduced headroom

81 ft²

7.5 m²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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