



Huntsmans Hill, Upper Longdon, Rugeley

Offers In Excess Of

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Offers In Excess Of £695,000

DESCRIPTION

If you've been on the 'hunt' for your new home, then this property is a real show stopper and sure to wow you! Being presented to the highest of standards throughout and sitting in an elevated position in one of the most desirable villages around, and having a balcony providing a stunning, far reaching view over nearby fields, this property has it all! The accommodation is spacious throughout and comprises an entrance porch, entrance hall with staircase having an oak banister and glass balustrades, four double bedrooms including one of my personal favourite master suites that I have seen. The en-suite and family bathrooms are uber stylish and can also be found on the first floor. The property is quirky, with the living accommodation on the first floor, but it has been built this way to allow the living room and family rooms to walk out onto the fabulous full width balcony which not only provides a wonderful entertaining space, but a magnificent view. The first floor comprises that huge living room with two sets of bi-fold doors opening to the balcony, whilst there is a beautiful feature wall with oak display areas opening through to the landing, with the spacious family room also having bi-folds leading to the balcony. There is also a guest WC and a breath taking family kitchen diner with contemporary fitted kitchen and sliding doors opening to either side to steps which lead down to side gardens. Outside, a vast driveway provides plenty of parking in front of the double garage, whilst gates open down either side to two separate gardens with interconnecting walkways on both ground and first floor levels to the rear of the property. The gardens incorporate lawns, patios colourful shrub beds and even a pond area, where, as I write this, a duck has decided to call it home for the day. This is the biggest MUST VIEW home you will see, so book in an early viewing to avoid disappointment!



ACCOMMODATION

ENTRANCE PORCH

A front facing UPVC double-glazed exterior door sits beside a UPVC double glazed window and opens to an entrance porch with tiled floor and contemporary tiled wall. A door with glazed panels inset opens through to a spacious entrance hall.

ENTRANCE HALL

The beautifully appointed entrance hall is fitted with a wood effect flooring and contemporary chrome radiator whilst a feature staircase with glass balustrades and oak banister leads up to the first floor accommodation. The entrance hall benefits from having recessed ceiling spotlights and ceiling coving whilst there is a useful under stairs storage cupboard and double doors opening to a further large storage cupboard providing the ideal space for coats, shoes and vacuum cleaners etc. A further door provides yet another useful built-in storage cupboard with built-in shelving.

MASTER BEDROOM 19' 5" x 10' 11" (5.91m x 3.32m)

A spectacular master bedroom benefits from having a dual aspect courtesy of two side facing UPVC double-glazed windows and a further front facing UPVC double glazed window. The room is fitted with laminate wood effect flooring and ceiling coving whilst there is a contemporary feature chrome radiator and eye level TV point. The room also benefits from having a large built-in wardrobe with mirror fronted sliding doors.

EN-SUITE 8' 8" x 5' 5" (2.63m x 1.64m)

A magnificent contemporary refitted en-suite comprises a white suite which includes a low-level flush WC, vanity unit with wash hand basin having a chrome mixer tap with drawer storage beneath and a double shower enclosure with rain fall style shower head with separate shower head attachment. The walls and floor are fully tiled whilst there is a chrome contemporary radiator, side facing UPVC double glazed window and extractor fan as well as a recess with down lighter providing the ideal spot for ornamental display.



BEDROOM TWO 10' 10" x 10' 4" (3.31m x 3.14m)

A second spacious double bedroom is fitted with laminate wood effect flooring, recessed ceiling spot lights and ceiling coving as well as a radiator and side facing UPVC double glazed window. There is also a built-in wardrobe with mirror fronted doors and an eye level TV point.

BEDROOM THREE 12' 0" x 8' 9" (3.65m x 2.67m)

A third generous double bedroom is fitted with a radiator, laminate wood effect flooring, ceiling coving, recessed ceiling spotlights and an eye level television point as well as a side facing UPVC double glazed window and built-in wardrobe with mirror fronted doors.

BEDROOM FOUR 10' 10" x 9' 9" (3.31m x 2.97m)

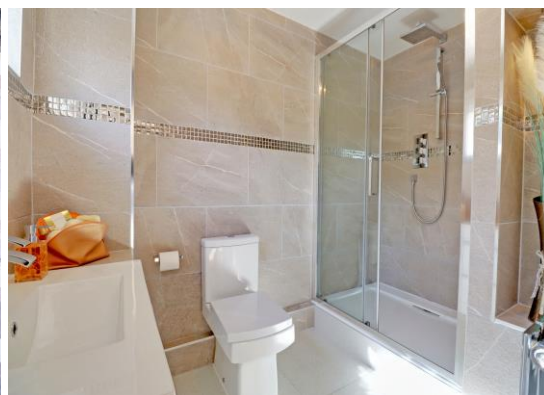
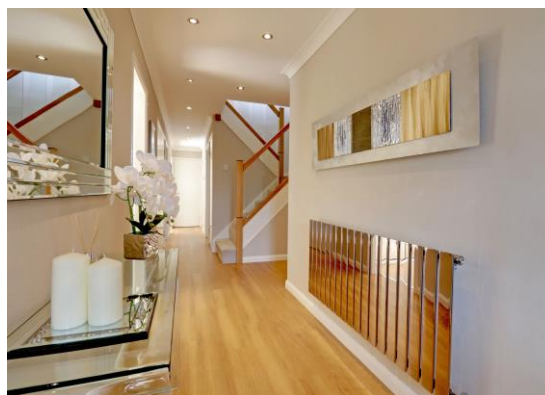
A fourth generous double bedroom is fitted with laminate wood effect flooring, a radiator and ceiling coving as well as a rear facing UPVC double glazed window and an eye level TV point.

BATHROOM

The bathroom is yet another spectacularly presented room, fitted with a contemporary white suite which includes an integrated low level flush WC, vanity unit with wash hand basin and chrome mixer tap with pull out drawer storage beneath and a panelled bath with chrome mixer tap and shower over. The walls and floor are fully tiled whilst there is a wall-mounted chrome heated towel rail and side facing UPVC double glazed window.

UTILITY ROOM 10' 3" x 6' 11" (3.13m x 2.12m)

A contemporary and useful utility area is fitted with a range of matching base cabinets and wall units whilst a circular stainless steel sink with chrome mixer tap is set into a granite effect work surface with mosaic tiled splash back. There is space for a tumble dryer and space and plumbing for a washing machine, whilst the utility benefits from having a tiled floor, radiator and both a side facing UPVC double glazed window and side facing UPVC double glazed exterior door opening out to the garden.



FIRST FLOOR LANDING

A feature staircase with glass balustrades and solid oak banister leads up to the first floor landing which is fitted with wood effect flooring and ceiling coving. A door opens to the airing cupboard.

GUEST WC

The guest WC is once again fitted with a beautiful contemporary suite which includes a low level flush WC and a vanity unit with circular glass sink having a chrome mixer tap sitting on a wood effect work surface with pull-out drawer storage beneath. There is a wood effect flooring, ceiling coving and a chrome contemporary radiator as well as a side facing UPVC double glazed window.

LIVING ROOM 20' 8" x 21' 5" (6.29m x 6.53m)

One of the finest rooms you are likely to see! This wonderful and large reception room really is a room with a view through two sets of front facing double glazed exterior bi-fold doors which open out to a fabulous balcony boasting a wonderful view over the tops of the surrounding houses over the countryside adjoining this pretty village. The impressive room benefits from having a remote controlled contemporary fire and recessed ceiling spotlights as well as two feature radiators, ceiling coving and rear facing UPVC double

glazed windows as well as an eye level TV point. There is even a feature wall which has been tiled with solid wood block integrated shelving which looks through to the landing area.

FAMILY ROOM 15' 4" x 12' 0" (4.68m x 3.67m)

A second large reception room is fitted with laminate wood effect flooring, a radiator and ceiling coving whilst there is a loft access hatch. Bi-fold doors open out to the impressive balcony and also provide a fabulous view over the surrounding countryside.

BALCONY 33' 2" x 5' 7" (10.1m x 1.7m)

This large balcony spans the full width of the property and benefits from having glass balustrades to the front and side. Two sets of bi-fold doors open up to the balcony from the living room and a further set from the family room.

FAMILY KITCHEN DINER 22' 10" x 18' 2" (6.97m x 5.54m)

Yet another beautifully appointed and large space, the family kitchen diner benefits from being fitted with contemporary matching base cabinets and wall units whilst there is a large central work Island with one-and-a-half





bowl sink having a chrome mixer tap being set into the work surface, which extends out to a breakfast bar area. There is an integrated dishwasher, fridge freezer, double oven and a four ring Bosch induction hob which is set into the work service with stainless steel extractor hood above. The kitchen benefits from having a laminate wood effect flooring, ceiling coving and two radiators whilst natural light floods in from both side elevations courtesy of the two side facing UPVC double glazed windows and double glazed sliding doors leading out to each of the two side elevations. The sliding doors open out to balcony areas again providing an aspect over nearby countryside.

DOUBLE GARAGE 17' 11" x 15' 11" (5.47m x 4.85m)

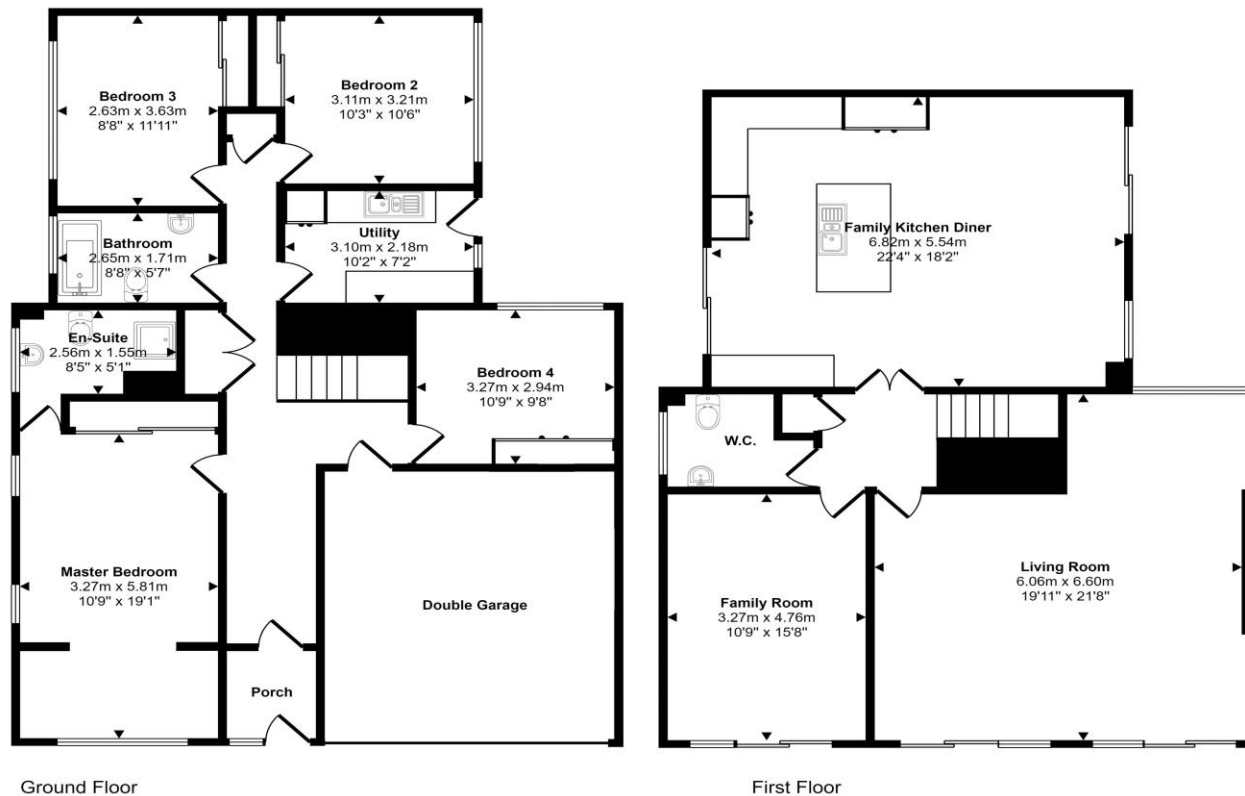
A front facing remote controlled up and over garage door opens to the garage which benefits from having its own lighting and power. The garage also houses the gas fired central heating boiler whilst an internal door gives access to the hall.



EXTERIOR

The property sits on a garden which is equally lovingly tended to, as the inside of the property. A sweeping driveway leads up to the front providing plenty of off street parking for numerous vehicles, whilst there is a lawned garden flanking to one side. Gates open down either side of the property to the enclosed gardens. To the one side is a block paved seating area with a raised lawn having mature shrub borders whilst there is also an ornamental pond with wooden bridge leading across to a further block paved seating area. There are two separate accesses from this part of the garden to the garden on the opposite side, one being via a gate to the rear, the other being via steps leading up from the patio to a decked area which leads across to the opposite side garden. To this side is a large paved patio with steps leading up to a further raised patio and a lawned garden with mature shrub beds whilst there is also a useful garden shed and a gate leading back out to the drive at the front.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / **G Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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