



Foxgloves, 91 Upper Way, Upper Longdon, Rugeley,  
Staffordshire, WS15 1QD

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

# Foxgloves, 91 Upper Way, Upper Longdon, Rugeley, Staffordshire, WS15 1QD

## £900,000

Individually designed and built and enjoying one of the prime locations within the area, this impressive luxury detached family home is truly one not to be missed. With the benefit of an architect certificate warranty, the extensive accommodation layout begins with the wonderful entrance hall which opens onto the ground floor rooms including the delightful family living room with oak floor. The spacious family dining kitchen leads on to a utility and there are two ground floor double bedrooms and a luxury shower wet room. On the first floor the master bedroom suite includes not only a spacious bedroom area but also a large dressing room and luxury en suite shower room. Similarly the guests bedroom also has a large en suite bathroom. Without doubt one of the prime features of this glorious home is its stunning location and outstanding views across Cannock Chase and beyond. With its south facing aspect to the rear this really is a beautiful setting within a highly regarded village location. Upper Longdon lies just six miles from the cathedral city of Lichfield, approximately a ten minute drive, and nestled alongside the Cannock Chase Area of Outstanding Natural Beauty. With its quality specification and glorious views an early viewing of this very fine family home would be strongly recommended.



### STUNNING RECEPTION HALL

4.74m x 4.52m overall (15' 7" x 14' 10" overall) approached via a PVC composite entrance door with double glazed side screen and being a magnificent entrance to the property having ceramic tiled floor, stairs leading off with cupboard space beneath, double radiator and low energy downlighters.

### FAMILY SITTING ROOM

6.51m x 3.84m (21' 4" x 12' 7") having triple bi-fold doors opening out to the rear garden with far-reaching countryside views, two further windows to side, recessed inglenook fireplace with timber mantel and inset multi-fuel burner, two radiators, downlighters, lovely oak flooring and double doors opening to:

### FABULOUS FAMILY DINING KITCHEN

Dining Area 4.47m x 4.13m (14' 8" x 13' 7") again having triple bi-fold doors opening out to the garden with superb countryside views, ceramic floor tiling, low energy downlighters and radiator.

Kitchen 4.92m x 2.93m (16' 2" x 9' 7") beautifully equipped with quartz work tops with base storage cupboards and drawers, enamel butler style sink with mixer tap, space and plumbing for American style fridge/freezer, space for range type cooker with contemporary extractor fan, integrated dishwasher with matching fascia, built-in drinks fridge, pull-out larder unit, ceramic floor tiling, UPVC double glazed window to rear, co-ordinated tiled splashbacks, low energy downlighters and door to:

### UTILITY ROOM

4.17m x 2.15m (13' 8" x 7' 1") having a continuation of the ceramic floor tiling, quartz work tops, base and wall mounted storage cupboards with basket drawers, stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, PVC composite stable type door out to the rear garden, UPVC double glazing, radiator, low energy downlighters, extractor fan and door to garage.

### BEDROOM THREE

4.26m x 2.94m (14' 0" x 9' 8") having attractive oak flooring, radiator, UPVC double glazed window to front and low energy downlighters.

### BEDROOM FOUR

3.84m x 2.69m (12' 7" x 8' 10") having attractive oak flooring, radiator, UPVC double glazed window to front and low energy downlighters.



### SHOWER WET ROOM

being fully tiled and having a shower area with thermostatic shower fitment with hose and drencher shower, close coupled W.C., pedestal wash hand basin with mono bloc mixer tap, chrome heated towel rail/radiator, mirrored vanity cabinet, low energy downlighters, obscure UPVC double glazed window and extractor fan.

### SPACIOUS FIRST FLOOR GALLERIED LANDING

having linen cupboard, cupboard housing the hot water system, radiator, UPVC double glazed dormer window to front, access to eaves and loft access hatch, low energy downlighters, Honeywell central heating thermostat and doors leading off to:

### BEDROOM ONE

5.56m x 4.17m (18' 3" x 13' 8") having dual aspect double glazed dormer windows to front and rear with fabulous views, two radiators, low energy downlighters and free-standing slipper bath with chrome mixer tap with shower hose. Opening through to:

### DRESSING AREA

3.85m x 3.30m (12' 8" x 10' 10") having deep generously sized wardrobes and dressing table, UPVC double glazed dormer window to rear, low energy downlighters, radiator and door to:



## LUXURY EN SUITE

being fully tiled and having a walk-in shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, traditional style wash-stand with quartz top, drawer and wash hand basin with free-standing mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, access to eaves, low energy downlighters, extractor fan and shaver point.

## BEDROOM TWO

5.60m max x 2.84m (18' 4" max x 9' 4") having full width wardrobes with sliding mirrored doors, UPVC double glazed dormer window to rear with lovely views, further double glazed window to side, low energy downlighters, two radiators and door to:

## LUXURY EN SUITE BATHROOM

having a free-standing curved bath with free-standing mixer tap with shower hose, quadrant corner shower cubicle with thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin and cupboard space beneath, access to eaves storage, co-ordinated ceramic wall tiling, attractive oak flooring, chrome heated towel rail/radiator, UPVC double glazed dormer window to rear with lovely views, low energy downlighters and extractor fan.



## OUTSIDE

The property is set well back of the road with a five bar gated entrance leading to the generous gravelled driveway and parking area with extensive parking spaces and flanked by lawned foregardens with an establishing yew hedge perimeter, external up and down lighting, security light, useful power point and access to both sides of the property leading to the rear garden. To the rear is a superb sized south facing garden with extensive patio area and set to a level lawn with hedged perimeters, raised borders and far-reaching countryside views across Cannock Chase and beyond. There is external up and down lighting, cold water tap and power points.

## GARAGE

5.90m x 4.17m (19' 4" x 13' 8") approached via an electric entrance door and having low energy downlighters, radiator and Worcester combination gas central heating boiler.

## COUNCIL TAX

Band G.

## FURTHER INFORMATION/SUPPLIERS

Drainage and sewage - South Staffs Water. Electric and Gas - EON. Telephone and Broadband - BT. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/> Lapworth Architects has provided an Architect Certificate dated 20th November 2023 to provide a warranty for the build.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

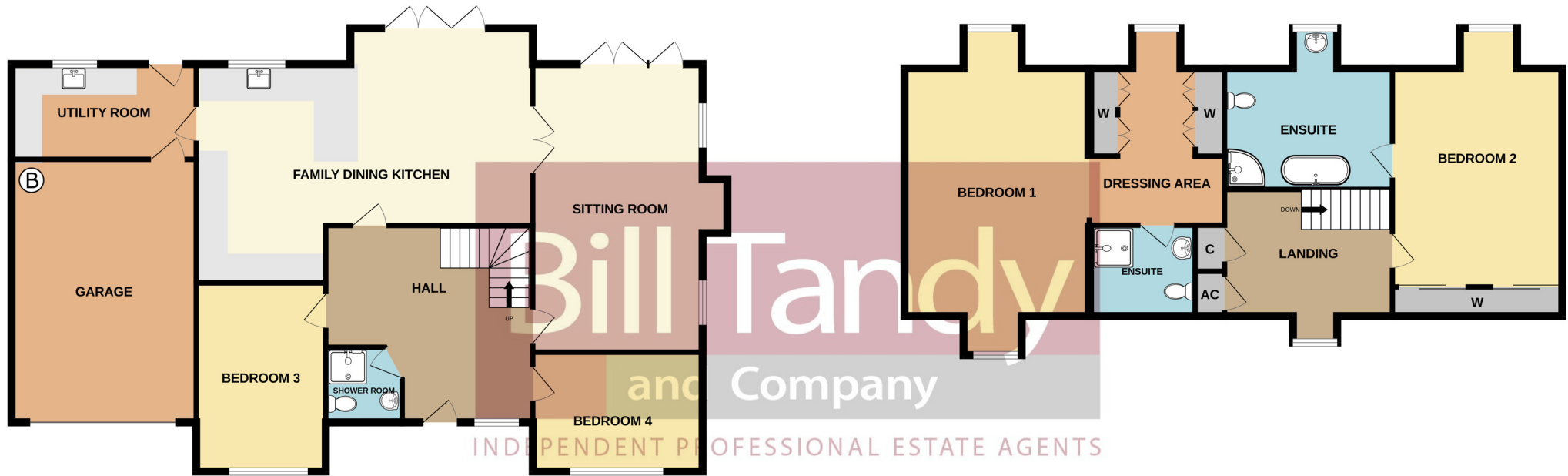
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



91 UPPER WAY, UPPER LONGDON WS15 QD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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