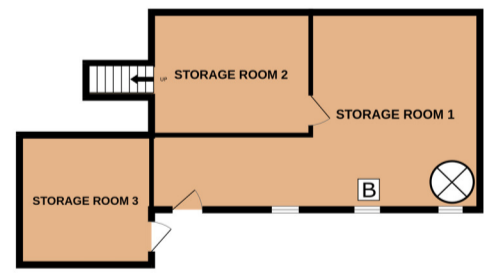
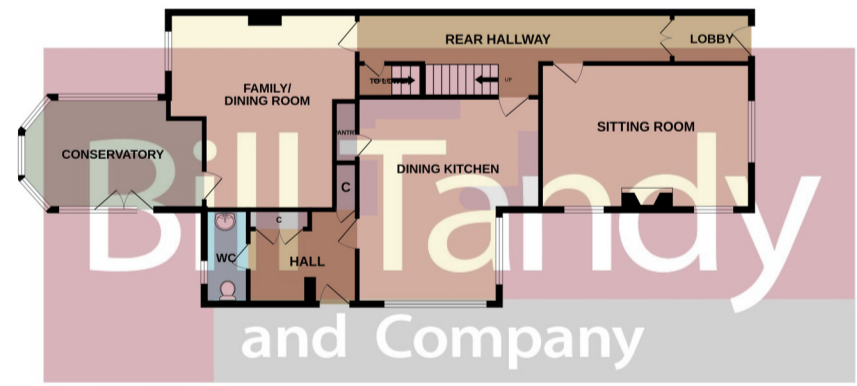




BASEMENT/LOWER LEVEL



GROUND FLOOR



1ST FLOOR



INDEPENDENT PROFESSIONAL ESTATE AGENTS
 FAIRFIELD HOUSE, BOROUGH LANE, LONGDON, WS15 4QN

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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**Fairfield House, Borough Lane,
Longdon, Rugeley, Staffordshire,
WS15 4QN**

£750,000 Freehold

Bill Tandy and Company are delighted to offer for sale Fairfield House, offering outstanding features, whilst this truly stunning period country residence offers an immense amount of character with versatile split level accommodation generously proportioned over three floors. The property is superbly located on Borough Lane in the popular and well sought after village of Longdon. There is a sweeping gravelled driveway with parking for numerous vehicles and provides access to a range of useful stores and double car port. Steps lead to the front entrance door opening to reception hall, guests cloakroom, rear hall, sitting room, family dining room, side garden room orangery overlooking the garden, dining kitchen with pantry, three first floor bedrooms, main bathroom and additional shower room/dressing room. There are also three lower level stores providing useful storage. One of the distinct features of the property are the views of rolling countryside to the front and side providing an idyllic rural setting. There is also a useful double car port providing sheltered parking and two brick built outbuildings. Early viewings are highly recommended for the property to be fully appreciated.



CANOPY PORCH

approached by an external staircase and having front door opening to:

RECEPTION HALL

having tiled floor, radiator, cloaks cupboard, double glazed window to front, double doors opening to laundry cupboard with round edge work top with space below for washing machine and tumble dryer and shelving for storage. Door to:

GUESTS CLOAKROOM

having double glazed window to side, radiator, low flush W.C., pedestal wash hand basin and tiled floor.

FAMILY DINING KITCHEN

6.48m x 3.67m max (2.58m min) (21' 3" x 12' 0" max 8'6" min) having countryside views with double glazed windows to front and side, feature vaulted ceiling, tiled flooring and radiator. The kitchen area has a range of farmhouse style units comprising base cupboards and drawers surmounted by wooden edge preparation work tops, wall mounted storage cupboards with under-unit lighting, inset ceramic one and a half bowl sink, feature multi-oven Aga with brick surround and arched mantel, electric four ring hob, recess ideal for microwave, integrated appliances include a fridge, freezer and dishwasher. There is also a useful pantry providing storage space and shelving.

REAR HALL

having staircase to first floor accommodation, door to the lower level, radiator, double doors to the lobby with additional entrance door to side and doors lead off to:

SITTING ROOM

6.05m x 4.52m (19' 10" x 14' 10") having a stunning wooden parquet floor, secondary glazed windows to front and side providing lovely views, radiator and the feature and focal point of the room is the inglenook fireplace with brick recess with wooden beam above and set on a tiled hearth.

'L' SHAPED DINING ROOM

5.85m max x 4.80m max (19' 2" max x 15' 9" max) having secondary glazed window to side, radiator, fireplace with exposed brick surround with tiled mantel and tiled hearth. Door to:

GARDEN ROOM ORANGERY

4.55m x 3.07m (14' 11" x 10' 1") having double glazed windows providing stunning views of the garden and countryside beyond, brick effect tiled floor and French doors to garden.

FIRST FLOOR LANDING

this split level landing has double glazed skylight window and doors leading off to:



BEDROOM ONE

5.01m x 4.82m max (3.86m min) (16' 5" x 15' 10" max 12'8" min) having secondary glazed window to side, walk-in wardrobe, radiator and superb range of fitted wardrobes.

BEDROOM TWO

3.69m x 3.43m (12' 1" x 11' 3") having secondary glazed window to side providing stunning countryside views, radiator, pedestal wash hand basin and double doored built-in wardrobe.

BEDROOM THREE

4.79m max (3.63m min) x 3.07m (15' 9" max 11'11" min x 10' 1") having secondary glazed window to side providing stunning countryside views, radiator and recessed area with shelving and base storage, ideal for using the room as a home office.

BATHROOM

3.70m x 2.39m (12' 2" x 7' 10") having double glazed windows to front and side providing feature views, radiator, a range of base storage cupboards with drawers with granite work top, Sottini wash hand basin, low flush W.C., corner bath, shower enclosure with shower appliance over, loft access, ceiling spotlighting and airing cupboard with tank and shelf above.

DRESSING ROOM/SHOWER ROOM

4.60m x 2.27m max (15' 1" x 7' 5" max) positioned near the main bedroom and having secondary glazed window to front with feature views, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C., shower enclosure with shower appliance over. The dressing area has door to the landing and a superb range of built-in double wardrobes.



LOWER LEVEL

the lower level of the property has rooms ideal for storage, which enjoy their own separate access both internally, and external access from the ground level located off the driveway.

LOWER LEVEL STORAGE ROOM ONE

6.20m max x 6.15m max (20' 4" max x 20' 2" max) having its own stable style door from the parking area, this 'L' shaped room currently houses the Potterton oil fired boiler, oil storage tank, cold slab, light and power supply and windows to front providing natural light. Door to:

LOWER LEVEL STORAGE ROOM TWO

3.66m x 2.81m (12' 0" x 9' 3") currently used as a wine store having light and power supply and staircase providing access to the internal accommodation of the property.

LOWER LEVEL STORAGE ROOM THREE

3.37m x 3.31m (11' 1" x 10' 10") having its own front door and provides useful storage.

OUTSIDE

The property is approached via a sweeping gravelled driveway providing parking for numerous vehicles and gives access to the car port. There is a well established foregarden with vegetable patch, hedging, picket fence and additional conifers for screening. The main portion of the garden is located to the left hand side of the property having a generous shaped lawned area with well stocked mature borders, flower beds, shrubs and trees. From the driveway there is access to the lower level stores.



DOUBLE CAR PORT

5.22m x 5.13m (17' 2" x 16' 10") being brick built and located from the driveway providing a sheltered parking area. To the side of the car port are two useful brick built useful stores.

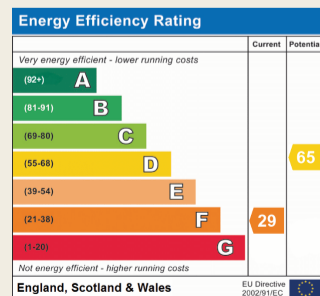
COUNCIL TAX

Band G.

SUPPLIER INFORMATION

Mains water connected. Drainage is to a septic tank. Mains electricity connected. Oil fired heating.

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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

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.