



Cagliari Lower Way, Upper Longdon, Rugeley,
Staffordshire, WS15 1QG

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Cagliari Lower Way, Upper Longdon, Rugeley, Staffordshire, WS15 1QG

£1,800,000

With its stunning location in the premier village of Upper Longdon, this beautifully presented and substantially improved country home enjoys some of the most delightful southerly countryside views in the region. Discreetly located off the highly regarded Lower Way within just minutes walk of the Cannock Chase Area of Outstanding Natural Beauty, Cagliari is an undoubted gem. Its discreet front aspect hides a unique family home with an expansive open-plan living room layout, designed to take full advantage of the glorious views. The versatile accommodation has been designed to accommodate a variety of family needs, whilst at the same time providing a very comfortable and luxurious living environment. The breath-taking view will greet the lucky homeowner upon waking in the master bedroom suite with its wide glazed screens opening to the sunny balcony. The beautiful heated infinity swimming pool adds to the high-end credentials of this fine home, and is perfectly positioned to take in the sunny southerly aspect while enjoying a swim - this is a perfect home for entertaining. The peaceful location within the highly regarded village lies just six miles north of the cathedral city of Lichfield - this is a setting that is very hard to beat. Equipped to the highest of specifications throughout, this truly magnificent family home will only be fully appreciated following a visit.



IMPRESSIVE RECEPTION HALL

approached via a contemporary double glazed double doors and having an electric sky lantern, wide picture window framing the glorious view to the rear and storage cupboards.

STUNNING OPEN PLAN LIVING AREA

KITCHEN AREA 7.40m x 4.40m (24' 3" x 14' 5") having a high vaulted ceiling, full height glazed panel with double sliding doors to the rear decking and twin sky lights flooding the area with natural light. There is a central island with natural wood work top with prep sink, integral appliances including twin electric ovens and four ring hob, plumbing and space for fridge/freezer, 3x integrated dishwashers and flowing through to the SITTING AREA 4.60m x 4.51m (15' 1" x 14' 10") again with wide double glazed sliding doors onto the rear balcony, electric skylight with LED's and continuing to flow through to the DINING AREA 4.60m x 4.51m (15' 1" x 14' 10") which has a similar high vaulted ceiling, full height glazed panel, double glazed doors and skylights again flooding the area with natural light from the remarkable southerly aspect. BAR AREA 4.00m x 4.00m (13' 1" x 13' 1") perfect for entertaining this fully equipped bar has extensive storage including glazed cabinets with lighting, sink unit, drinks fridges, bottle racking, dishwasher, glazed shelving and sliding pocket doors opening to the GAMES AREA 5.60m x 3.86m (18' 4" x 12' 8") with an original natural stone fireplace.

UTILITY ROOM

2.80m x 2.50m (9' 2" x 8' 2") having storage cupboards and drawers, plumbing for washing machine and tumble dryer and single drainer sink.

FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin, LED mirror, co-ordinated tiling and chrome heated towel rail.

STUNNING HOME OFFICE/BEDROOM FOUR

5.37m x 5.22m (17' 7" x 17' 2") a truly versatile room having a high ceiling, full height glazed panel and a range of fitted furniture which can double as wardrobes or storage.

GARDEN ROOM

5.34m x 4.60m (17' 6" x 15' 1") a truly delightful room of part timber construction on a brick base with flagstone flooring, double doors opening onto the pool deck and plant room containing the heating equipment.



GUESTS BEDROOM TWO

3.80m x 3.32m (12' 6" x 10' 11") having a range of fitted furniture, dual aspect windows and door to:

GUESTS LUXURY EN SUITE SHOWER ROOM

fully tiled with shower area with thermostatic shower with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin, LED mirror and chrome heated towel rail.

BEDROOM THREE

3.80m x 3.80m (12' 6" x 12' 6") having double built-in wardrobe, window to side and door to:

LUXURY EN SUITE SHOWER ROOM

again fully tiled with large shower area with thermostatic shower with hose and drencher shower, vanity unit with wash hand basin and drawer space beneath, close coupled W.C., LED mirror and chrome heated towel rail.

FIRST FLOOR LANDING

having built-in store cupboard and door to:

STUNNING MASTER BEDROOM

6.09m x 5.74m (20' 0" x 18' 10") another genuine feature of the property this glorious room has double glazed sliding doors opening onto a BALCONY which provides a perfect countryside view up to Cannock Chase and beyond, dormer style window to front and two sun tubes all pouring in natural light, a range of fitted wardrobes providing fabulous storage with one of the doors opening to:



DRESSING ROOM AND EN SUITE

cleverly designed with the Dressing Area having wardrobe space with skylight flowing through to the En Suite having a panelled bath, large shower wet room with vanity recesses and hose and flood shower, wash hand basin, contained W.C., skylight, cleverly designed drawer storage, porcelain tiling and chrome heated towel rails.

BEDROOM FIVE

4.47m x 2.64m (14' 8" x 8' 8") having built-in wardrobes and vanity unit with wash hand basin with mixer tap.

OUTSIDE

The property is discreetly set back off Lower Way behind a gated entrance with extensive driveway and parking for numerous cars, and lawned foregardens full of mature trees and shrubs. To the rear, this property really comes into its own, not least of all with the glorious swimming deck with an infinity HEATED SWIMMING POOL 42 feet by 18 feet approximately with electric auto safety cover, further decked seating area again perfect for taking in the wonderful countryside views. The garden extends to some 2.6 acres, full of specimen trees, outbuildings including the changing room for the swimming pool, plant room with all the pool equipment together with several sheds and gazebo. Further land is available by separate negotiation. Additional planning permission granted to create 2 further ensuite bedrooms.



COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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

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.

GROUND FLOOR

1ST FLOOR



CAGLIARI, LOWER WAY, UPPER LONGDON WS15 QQG

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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