



DRAFT

1 Scholars Gate, Hill Ridware, Rugeley, Staffordshire,
WS15 3FS

Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000 Offers over

Bill Tandy and Company are delighted to present for sale this high-specification, recently built detached family home, superbly positioned within the charming village of Hill Ridware. Designed with modern living in mind, the property combines contemporary features with a peaceful setting. One of the standout aspects of this home is its secluded corner plot at the end of a quiet cul-de-sac. The property enjoys an open, tree-lined outlook to the side and a picturesque rear view, offering a sense of privacy and connection to the surrounding countryside. The interior is finished to an excellent standard and benefits from underfloor heating throughout the ground floor. The welcoming reception hall leads to a dual-aspect lounge, a versatile study or family room, and a utility. At the heart of the home lies a stunning open-plan dining family kitchen, complete with bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space. Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom features its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Externally, the generous plot includes gardens to the front, side, and rear, all enjoying attractive views beyond. Ample parking is available at the front and side of the property, complemented by a detached garage, adding further practicality to this impressive home.



LOCATION

Hill Ridware is a sought-after rural village nestled in the heart of the picturesque Staffordshire countryside. Surrounded by rolling fields and scenic landscapes, it offers a peaceful setting while remaining just minutes from a wide range of amenities, commuter routes, and leisure facilities. Within walking distance of the property, residents can enjoy the welcoming atmosphere of the Chadwick Arms pub, make use of the village hall for community events, and benefit from the nearby Henry Chadwick Primary School. For a broader selection of shops, dining, and cultural attractions, the historic Cathedral City of Lichfield is only a short drive away. Here, highlights include Beacon Park, seventy acres of open space with formal gardens, play areas, and walking trails. The location is particularly well-suited to commuters. Major road networks such as the A50, A38, and M6 are easily accessible, while Lichfield's rail stations provide direct links to Birmingham and London, with the capital reachable in just 80 minutes. For those who travel further afield, Birmingham and East Midlands International Airports are both within convenient reach, making Hill Ridware an ideal base for modern living with countryside charm.

CANOPY PORCH

leading to the composite front entrance door which opens to:

RECEPTION HALL

having staircase with oak balustrade rising to the first floor accommodation, LVT flooring with underfloor heating, ceiling spotlighting, under stairs storage cupboard and feature oak doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, modern white suite comprising vanity unit with inset wash hand basin and low flush W.C., tiled splashback surround and spotlighting.

LOUNGE

4.69m x 3.74m (15' 5" x 12' 3") being dual aspect having double glazed windows to rear and side, French doors opening to the patio and LVT flooring with underfloor heating.

OFFICE/FAMILY ROOM

3.20m max x 2.68m (10' 6" max x 8' 10") having double glazed window to front, underfloor heating and ceiling spotlighting.

OPEN PLAN DINING FAMILY KITCHEN

6.33m x 3.43m (20' 9" x 11' 3") having UPVC double glazed windows to side, bi-fold doors opening to rear garden, LVT flooring with underfloor heating, ceiling spotlighting, base Shaker style cupboards and drawers with tiled splashback surround, wall mounted cupboards with under-cupboard lighting, Franke inset one and a half bowl sink with swan neck mixer tap, Neff double oven and grill with Neff four ring electric hob and extractor fan above and integrated fridge, freezer, dishwasher and wine cooler.



UTILITY ROOM

2.67m x 1.91m (8' 9" x 6' 3") having double glazed window to front, door to side garden, LVT flooring with underfloor heating, base and wall mounted storage cupboards, spaces ideal for washing machine and tumble dryer and round edge work top with inset sink and drainer unit.

FIRST FLOOR GALLERY LANDING

having double glazed window to front, loft access with pull-down ladder, spotlighting, radiator and doors lead off to:

BEDROOM ONE

5.12m max x 3.43m (16' 10" max x 11' 3") having double glazed window with stunning countryside views to rear, recess for wardrobe, radiator, feature wood panelling and door to:

EN SUITE SHOWER ROOM

2.17m x 1.93m max (7' 1" x 6' 4" max) having an obscure double glazed window to side, chrome heated towel rail, modern suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and shower with shower screen and twin-headed shower over and ceiling spotlighting.

BEDROOM TWO

4.18m x 2.96m (13' 9" x 9' 9") having double glazed window to front and radiator.

BEDROOM THREE

4.17m max (2.86m min) x 3.52m (13' 8" max 9' 5" min x 11' 7") having double glazed window with open countryside views to the rear and radiator.

BEDROOM FOUR

2.52m x 2.30m (8' 3" x 7' 7") having double glazed window with open countryside views to the rear and radiator.



BATHROOM

2.95m x 1.93m max (9' 8" x 6' 4" max) having an obscure double glazed window to side, chrome heated towel rail, modern suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen, ceiling spotlighting and useful linen storage cupboard.

OUTSIDE

The property is superbly located positioned at the end of this desirable cul de sac, enjoying a lawned and tree-lined open space to the side and open views to the rear. To the front of the property is a block paved driveway providing parking for two vehicles leading to the garage and with gated access to the side. The vendors have added a further gravelled parking space. There is a lawned foregarden with a paved pathway leading to the front door. Set to the rear of the property is a generously sized garden which extends to both sides of the property with generously sized paved patio spaces, lawn, external power and water tap, gravelled entertaining spaces, raised beds with sleeper borders and paved side storage area ideal for a shed.

DETACHED GARAGE

6.07m x 2.70m (19' 11" x 8' 10") approached via an electrically operated up and over door and having side courtesy door to garden, light and power supply, loft access and to the rear of the garage are storage units comprising base cupboards and drawers with preparation work top above and wall mounted storage cupboards.

COUNCIL TAX

Band F.



FURTHER INFORMATION/SUPPLIES

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

DEVELOPMENT CHARGE

We understand from the vendors that there is a maintenance charge covering areas within the development, which is in the sum of £162 per half year and is paid to Ground Solutions. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

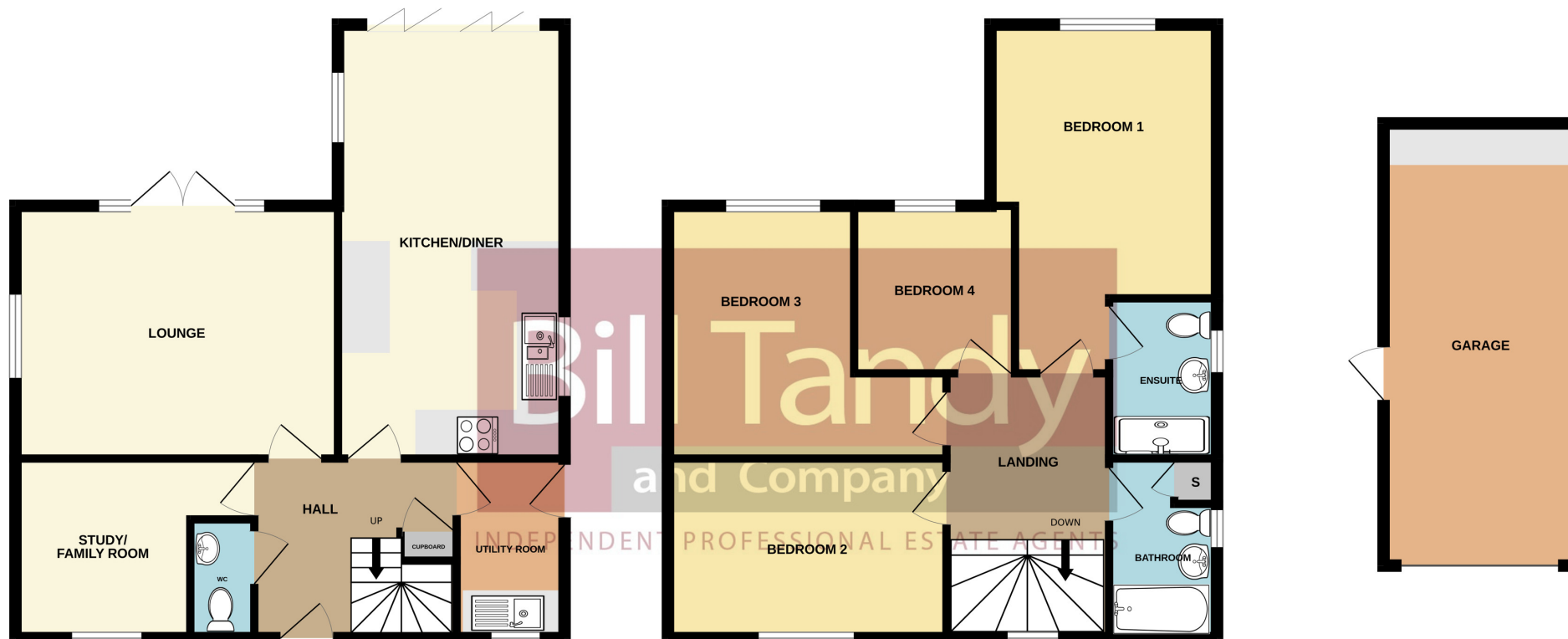
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

GARAGE



1 SCHOLARS GATE, HILL RIDWARE, WS15 3FS

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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