

An aerial photograph of a large, white, two-story house with a dark grey roof. The house is surrounded by a well-maintained garden with a swimming pool, a paved driveway, and various trees and shrubs. A large red watermark reading 'DRAFT' is overlaid across the center of the image.

DRAFT

The Homestead 140 Rugeley Road, Burntwood,
Staffordshire, WS7 9HA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

The Homestead 140 Rugeley Road, Burntwood, Staffordshire, WS7 9HA

£1,250,000

Bill Tandy and Company, Burntwood, are pleased to present the opportunity to acquire The Homestead, located along the Rugeley Road in Burntwood, which occupies a substantial plot with well maintained gardens and entertaining areas incorporating an outdoor heated pool. The property is approached via a gateway onto a large gravelled parking area with a detached double garage which may offer potential to be converted to an annexe, there are fabulous country views and the individual property itself comprises welcoming entrance, spacious sitting room with feature fireplace, separate lounge, farmhouse style kitchen, utility, generously sized main living room again with a feature rustic fireplace, rear hallway with separate store room, downstairs guests cloakroom, dining room, separate bar room, first floor master bedroom with built-in wardrobes and en suite shower room, three further double bedrooms and family bathroom. An early internal viewing comes strongly recommended to fully appreciate this outstanding family property.



RECEPTION ENTRANCE

5' 6" x 4' 9" (1.68m x 1.45m) approached via the main entrance wooden panelled door and having UPVC double glazed window to side, quarry tiled flooring, ceiling light point and part glazed wooden panelled door leads to:

SITTING ROOM

15' 6" x 14' 2" (4.72m x 4.32m) having a lovely focal point rustic brick recessed fireplace with inset ambient lighting and a wooden mantle insert, raised tiled hearth and an open fire and grate, timber ceiling beams and an easy tread staircase with wooden turned balustrade handrail ascends to the first floor, radiator and dual aspect UPVC double glazed windows to front and side.

LOUNGE

13' 9" x 12' 5" (4.19m x 3.78m) again having a lovely focal point rustic brick fireplace with timber mantelpiece, raised quarry tiled hearth housing a wood burning stove, wooden ornamental beams, radiator, T.V. aerial socket, walk-in UPVC double glazed bay window to front and UPVC double glazed windows to side, wall light points and wooden panelled door opens to:

BREAKFAST KITCHEN

15' 2" x 13' 4" (4.62m x 4.06m) this splendid farmhouse dining kitchen offers a range of matching wooden fronted wall and base level storage cupboards incorporating deep pan drawers, polished granite work surfaces with matching upturn splashbacks, enamel Belfast sink with mixer tap, double Everhot range cooker with concealed extractor hood, lovely timber ceiling beams, ceiling light points, tiled flooring with floor space for a breakfast/dining table, integral fridge and freezer and dual aspect UPVC double glazed windows to rear.

DINING ROOM

14' 2" x 13' 4" (4.32m x 4.06m) this spacious dining room has lovely timber ceiling beams, ceiling light point, wall light points, radiator, a set of UPVC double glazed sliding patio doors open to the rear terrace, exposed brick wall to one side with open archway leading to the bar room and a set of double panelled doors open to the main family living room.

BAR ROOM

11' 0" x 8' 6" (3.35m x 2.59m) a fabulous entertaining room with brick built corner bar, lovely wooden beamed ceiling, tiled flooring, wall light points and a UPVC double glazed window to front.



MAIN FAMILY LIVING ROOM

17' 2" x 15' 5" (5.23m x 4.70m) having a lovely focal point rustic brick chimney breast housing a wood burning stove on a raised hearth, wooden ceiling beams, radiator, T.V. aerial socket, wall light point, twin UPVC double glazed windows to rear, a set of twin UPVC double glazed windows to front and a set of double glazed sliding patio doors open to the outside swimming pool.

GUESTS CLOAKROOM

having a traditional style white suite with gold style fittings comprising a low level W.C. and wash hand basin with vanity surface and storage cabinet below, wall mounted vanity mirror with overhead spotlighting, dado rail and radiator.

REAR HALLWAY

accessed from the breakfast kitchen with ceiling light point, quarry tiled flooring and door to a useful STORE ROOM with ceiling light point, quarry tiled flooring, pantry shelf and UPVC double glazed window to rear.

UTILITY

11' 4" x 6' 6" (3.45m x 1.98m) having fitted wall and base level storage cupboards, roll top work surfaces, part ceramic splashback wall tiling, space for fridge and freezer, plumbing for washing machine, quarry tiled flooring, radiator and UPVC double glazed window to rear.

SPACIOUS FIRST FLOOR LANDING

having loft access hatch, ceiling light point and wooden latch doors lead off to further accommodation.



MASTER BEDROOM

12' 6" x 11' 4" (to face of wardrobes) (3.81m x 3.45m to face of wardrobes) having UPVC double glazed window overlooking the rear with countryside aspect beyond, a range of built-in double wardrobes across one wall, ceiling light point, radiator and wooden latch door to:

EN SUITE SHOWER ROOM

having a traditional style white suite with gold style fittings comprising low level W.C., pedestal wash hand basin and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, part height ceramic wall tiling, ceiling light point, radiator and an obscure UPVC double glazed window to front.

BEDROOM TWO

14' 3" x 12' 8" (4.34m x 3.86m) having dual aspect UPVC double glazed windows to front and side, timber ceiling beams and radiator.

BEDROOM THREE

15' 2" max (13'8" min) x 11' 1" (4.62m max 4.17m min x 3.38m) having UPVC double glazed window to side, timber ceiling beam, radiator and latch door to a useful built-in double wardrobe.

BEDROOM FOUR

11' 9" x 6' 5" (3.58m x 1.96m) having UPVC double glazed window overlooking the rear garden with countryside views beyond and radiator.



FAMILY BATHROOM

8' 2" x 6' 9" (2.49m x 2.06m) having a traditional style white suite with chrome style fittings comprising low level W.C., pedestal wash hand basin and panelled bath with wall mounted shower unit above, part ceramic splashback wall tiling and wooden wall cladding, built-in linen cupboard, radiator and dual aspect UPVC double glazed windows to side and rear.

OUTSIDE

Occupying an overall substantial plot, the property is approached from Nether Lane via a wooden vehicular gate which opens onto a sweeping gravelled driveway leading to a courtyard turning area with extensive lawned gardens and perimeter hedging. A paved pathway leads to the main entrance door across further extensive well maintained lawned gardens with herbaceous flower and shrub beds and borders to a pedestrian gate opening onto the Rugeley Road. The lawned gardens wrap around the rear of the property with further established herbaceous flower and shrub display borders and views of countryside to one side. There is a fabulous paved terrace entertaining area with brick built barbecue area, central raised water feature and access to the OUTDOOR HEATED SWIMMING POOL with plenty of terrace area ideal for seating and relaxing including a brick built outdoor entertaining room and separate changing room with shower.

DETACHED DOUBLE GARAGE

with up and over entrance door, light and power points and door leading to a second floor area which offers potential for a change of use to an annexe with planning permission acquired.



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.

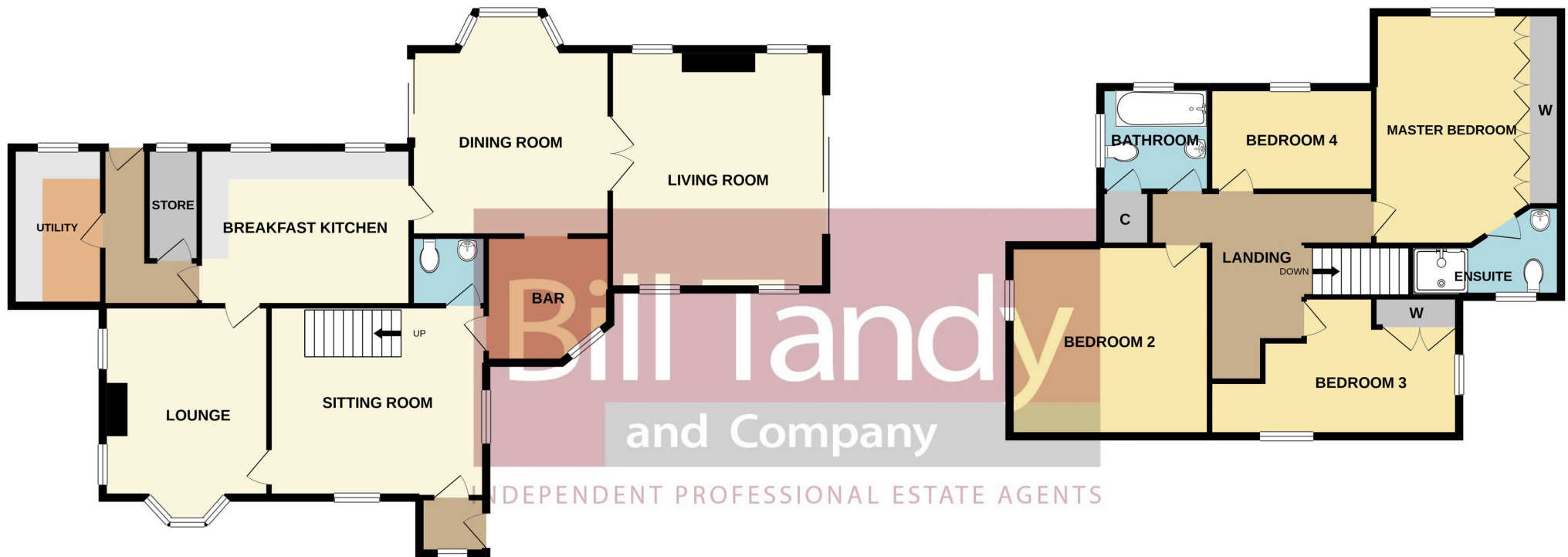
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@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



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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