

# Your local property experts



47 Stonehouse Road, Etching Hill, WS15 2LL

Guide Price £950,000



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**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Distinctive Homes are pleased to offer for sale this impressive detached property located in a highly sought after area. This large family home sits behind a gated frontage back from the road with open views to front and is one of the most imposing properties on the market at the moment. Etching Hill is located on the rural fringes of Cannock Chase and is regraded as an exclusive area with easy access to local towns Rugeley and Stafford with good commuter links.

The house is approached via an Oak Porch with central hallway, stairs rising to first floor and guest wc. There are three generous reception rooms, one of which being the principal lounge with inglenook fireplace. The impressive and refitted kitchen spans the majority of the rear of the property with bi-fold doors to the garden and useful utility room. The first floor has a central landing with front facing windows overlooking fields. The master bedroom has a lovely Juliet balcony with views over the garden and luxury en-suite. Four further double bedrooms feature with principal bathroom.

Externally the gardens of the property are a standout feature with manicured lawns, various seating areas and an abundance of trees and shrubbery whilst not been overlooked. This further leads to a woodland area with views beyond. The frontage has off road parking for several vehicles and access to the double garage. Approached via electric gate for privacy and a fenced boundary with pedestrian access also.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (91-91)                                                         | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



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