

Your local property experts



Slitting Mill Road, Rugeley, WS15 2UN  
Guide Price £995,000



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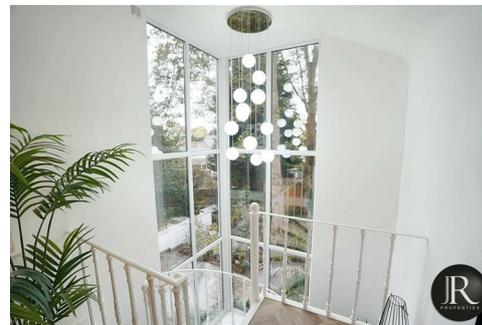
**\*\*VIRTUAL TOUR AVAILABLE\*\*** Prestige Homes by JR Properties are pleased to offer for sale this exceptional detached property located on the edge of Cannock Chase occupying a stunning woodland setting with a well screened and mature plot.

Woodford House is undoubtedly one of the areas most impressive looking properties, having been built to a unique design this detached family residence spans refurbished accommodation over three floors with immaculate attention to detail and many unique features.

Stepping through the front door into a light filled hallway helped by the large glazed tower like stairwell with spiral staircase. A split level lounge with windows overlooking the gardens can be found next to a self contained bedroom suite with en suite and guest wc. In addition is a playroom/ bedroom and access to the hugely impressive kitchen. The kitchen/ diner which is a recent extension is truly stunning with integrated appliances, useful utility room and sky lantern windows.

The first floor offers a vast master suite with luxury en-suite and dressing room off. Another luxury bathroom can be found on this floor along with additional double bedroom. The lower ground floor is a fantastic addition to the property offering a self contained two bedroom annex with its own separate entrance.

Externally the property sits elevated on a fabulous mature woodland plot, mainly laid to lawn with various seating areas and a children's play area. There is also a brick built garden room with fitted kitchen and wc next to a private covered hot tub area. To the front is ample off road parking for several vehicles and useful car port.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

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	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
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