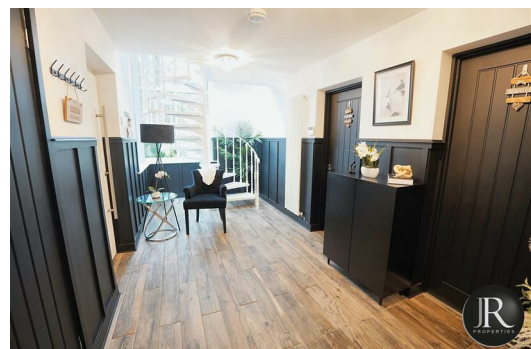
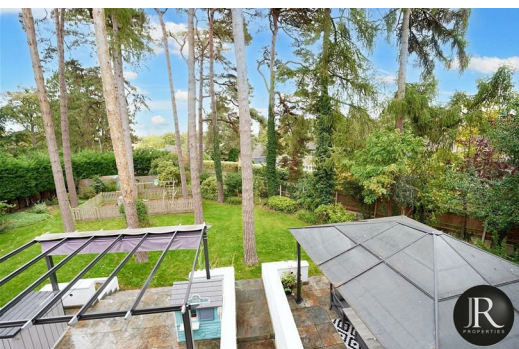


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Slitting Mill Road, Rugeley, WS15 2UN

Guide Price £995,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** JR Distinctive Homes 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) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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