

LOWER WAY
UPPER LONGDON
WS15 1QG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A Striking Modern Family Home Offering Over 3,700 sq. ft. of Living Space and Backing onto Cannock Chase Woods.

Built in 2000, this impressive five-bedroom family home offers over 3,700 sq. ft. of elegant living space in a peaceful Upper Longdon setting. The property is beautifully designed, with a welcoming reception hall, feature staircase, and parquet-style flooring leading to a series of light-filled reception rooms.

The stylish drawing room with Inglenook fireplace and French doors opens to the garden, while the spacious games room connects seamlessly to the open-plan kitchen, dining, and family area. The bespoke kitchen features a large island, six-oven Aga, and flows into a stunning orangery with vaulted glass roof and garden views.

Perfect for entertaining, the landscaped gardens include a paved terrace, outdoor bar, and kitchen. Upstairs, the galleried landing leads to five generous bedrooms, three with en-suites, including a luxurious principal suite. A study, utility room, and triple garage complete this exceptional home backing directly onto Cannock Chase woodland.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Hanbury House is a spacious family home sat in a private corner plot and is located within the heart of the magnificent Cannock Chase Woodland and is described as an area of outstanding natural beauty. This small development is located toward the end of Lower Way within Upper Longdon. The nearby Cannock Chase National Forest provides acres of woodland, nature reserves, and scenic trails, perfect for exploring and enjoying the great outdoors.

Lichfield is a thriving City with many historical connections, including Lichfield Cathedral and the birthplace of Dr Samuel Johnson. The city boasts a good range of amenities including shops and leisure facilities. In addition, it enjoys an active social calendar including the annual Lichfield Festival, Medieval Market, and Lichfield Literary Festival. The Garrick theatre offers a wide range of entertainment including both local and national touring productions. There is an excellent range of schooling within the area including Lichfield Cathedral School, Repton School, and Denstone College.

In terms of transport links, Lower Way enjoys easy access to major roadways such as the A515 and A51, providing convenient connections to nearby towns and cities including Lichfield, Burton upon Trent, and Stafford. Nearby train stations, including Lichfield Trent Valley and Rugeley Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

Built in 2000, this impressive home spans 3,753 sq. ft. of well-designed living space. The front door, set under a charming open-sided storm porch, opens into a bright and welcoming reception hall. Parquet-style flooring complements the feature handmade staircase that ascends to the first-floor landing. Doors radiate to the principal reception rooms, and a convenient guest cloakroom/WC adds practicality.

The entrance hall greets you with a built-in coat wardrobe and a warm, inviting atmosphere. Straight ahead, double doors lead to the games room, where a large walk-in bay window frames views of the garden. To the left, another set of double doors opens into the drawing room, featuring a window seat overlooking the foregarden and two sets of French doors that extend the space into the rear garden during warmer months. A striking Inglenook fireplace with a gas inset and a substantial stone surround creates a cozy focal point.

From the games room, double doors flow into the formal dining area, part of the open-plan kitchen, family, and breakfast room. This expansive space is ideal for hosting elegant dinner parties or larger family gatherings.

At the heart of the home lies the kitchen/breakfast/sitting room, equipped with a comprehensive range of wall and base units complemented by stylish worksurfaces and splashbacks. A central island provides additional storage and food preparation space. High-end integrated appliances and a remarkable 6-oven Aga make this kitchen a chef's delight. A well-appointed utility room offers further practicality, with doors leading to the garage and driveway.

The dining area transitions seamlessly into a remodeled orangery that doubles as a family room. Its stunning feature glass roof, tiled flooring and large picture windows bring in natural light while offering panoramic views of

the beautiful rear garden. Sliding doors open to a paved patio area complete with an outdoor bar and kitchen—perfect for entertaining.

A separate office provides a quiet space for work or study, and a guest WC completes the ground floor.

First Floor

The gallery landing, illuminated by a large window with views to the front aspect, leads to five well-proportioned bedrooms and ample storage.

The principal bedroom features spacious built-in wardrobes and an en-suite bathroom with his-and-hers sinks. Bedroom two boasts a luxurious en-suite shower room and built-in wardrobe. Bedroom Three also includes an en-suite shower room and built-in storage, while Bedrooms Four and Five are fitted with wardrobes. A family bathroom, complete with a corner bathtub, offers a tranquil retreat.

Gardens and Grounds

Set against the stunning backdrop of Cannock Chase woodland, the beautifully landscaped gardens offer a private oasis for relaxation. The block-paved driveway provides ample parking and access to the triple car garage with electrically operated doors. The rear garden, bordered by mature trees, features a lush lawn and a paved outdoor seating area with a fixed awning canopy over the stone-paved patio and courtyard. An outdoor bar area adds a delightful space to enjoy the surroundings.

This exceptional home combines space, style, and abundant natural light to create an idyllic environment for family living and entertaining.

Distances

Rugeley - 4.5 miles
Lichfield - 5.0 miles
Sutton Coldfield - 13.3 miles
Birmingham - 22.0 miles
Birmingham International/NEC - 23.4 miles
M6 - 15.6 miles
M6 Toll - 18.6 miles
M42 - 22.7 miles
(Distances approximate)

Terms

Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: H
Average area Broadband speed: 74 Mbps
Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation.





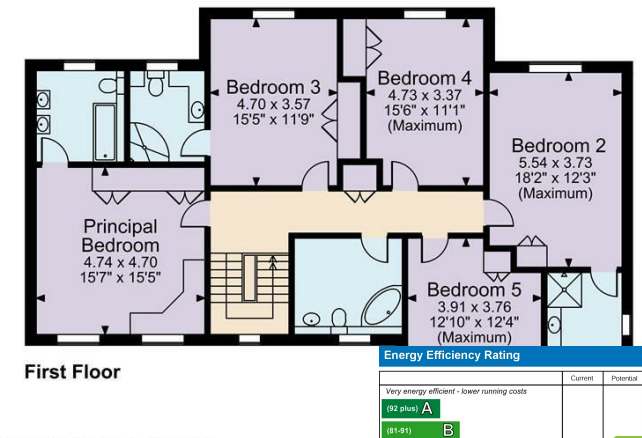
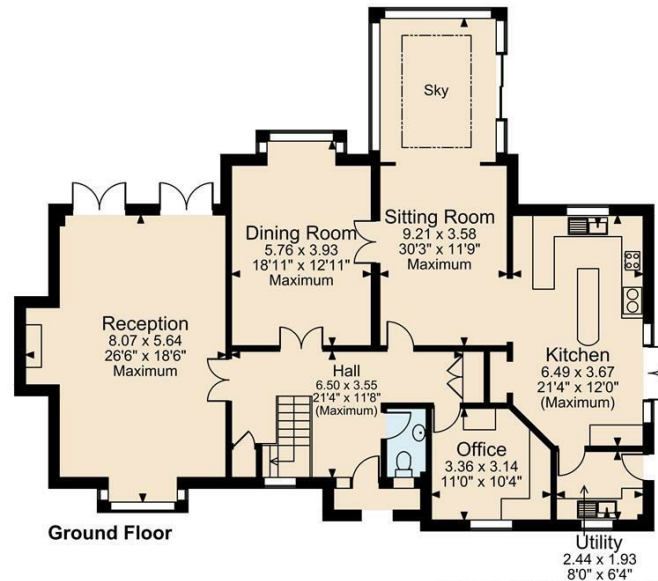
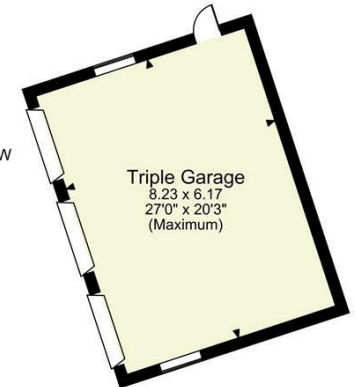
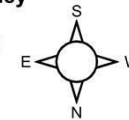
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Photographs taken: December 2024
Particulars prepared: December 2024

Buyer Identity Verification Fee

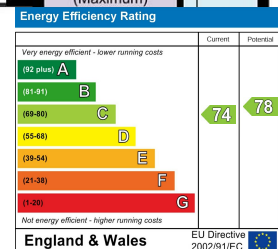
In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

Hanbury House, Lower Way, Rugeley
Approximate Gross Internal Area
Main House = 3206 Sq Ft/298 Sq M
Triple Garage = 547 Sq Ft/51 Sq M
Total = 3753 Sq Ft/349 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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