



Park House, Lower Way, Rugeley, Staffordshire



# Park House, Lower Way, Rugeley, Staffordshire **WS15 1QG**

Lichfield 5 miles, M6 Toll (T6) 11 miles, Tamworth 13 miles, Stafford 14 miles, Sutton Coldfield 15 miles, Birmingham 23 miles, Birmingham International/NEC 24 miles, Derby 29 miles, East Midlands Airport 39 miles (all distances are approximate)

Park House is a spacious family home sat in a private corner plot of 0.29 acres and is located within the heart of the magnificent Cannock Chase woodland described as an area of outstanding natural beauty. This small development is located toward the end of Lower Way within Upper Longdon.



**Guide price:** £1,750,000

**Tenure:** Freehold

**Local authority:** Lichfield District Council

**Council tax band:** H

## Location

Park 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.

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.



## Park House

Was built in 2000 and offers 4,855 sq. ft. of flowing accommodation. Extended, remodelled and refurbished to a very high standard by the current owners the fittings include Duravit sanitary ware, Porcelanosa ceramics, Matki shower enclosures and a remarkable Mark Wilkinson handmade kitchen. In addition, there is a superb leisure suite with an indoor swimming pool with remote control Roldeck pool cover, a hot tub, a steam room and a shower.

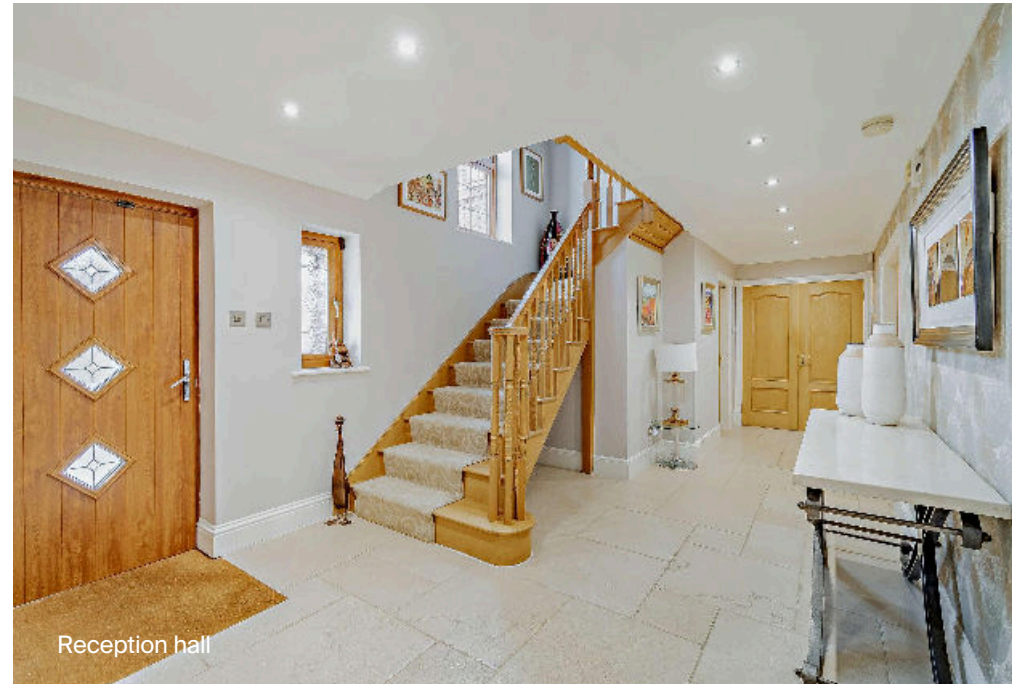
The extensive block paved drive provides parking for multiple vehicles and access to the triple garage with electrically operated up and over doors with useful storage room above.

The front door is set under a pretty open-sided storm porch and opens to a bright and welcoming reception hall. The pale limestone floor with underfloor heating compliments the feature handmade Oak turning staircase that rises to the first floor landing. Doors radiate to the principal reception rooms and there is a useful guest cloakroom/WC.

Double doors open to the large drawing room. Flooded with natural light a walk-in box bay window provides views to the front and two sets of French doors can be thrown open in the warmer months providing delightful views of the rear garden. The wonderful Inglenook fireplace with an in-set gas fire and large stone fire surround provides a further focal point.

The study/music room is a quiet space with a large window providing lovely garden views. One wall is fitted with a range of fitted furniture including drawers, cabinets and glazed display cupboards.

The family room is a relaxing space with a floor-to-ceiling box bay window set with French doors to the centre opening to the glorious gardens. This is a wonderful space to relax with the family and enjoy a movie.



Reception hall



Drawing room





Study/music room



Drawing room



Family room



Family room





The formal dining room is ideally located just off the kitchen. This large room is perfect for more formal dinner parties or larger family gatherings. French doors open to the rear patio and the fabulous walk-in bay window provides a great sitting area for relaxing after a meal.

The kitchen/breakfast/sitting room is sublime. The handmade Mark Wilkinson designed kitchen offers a comprehensive range of wall and floor mounted units with complimenting granite worksurfaces and splashbacks. The superb central island unit offers further storage and food preparation space. The breakfast bar provides a lovely informal dining space. There is a great range of integrated Miele appliances and a Falcon range cooker. There is a good size walk-in larder and a well-fitted separate utility room with space for the larger appliances. From here doors lead to the triple garage, the driveway and also through to the leisure suite.

The kitchen flows effortlessly into the open-plan breakfast/sitting room. Two sets of French doors with a full-height window to either side provide superb views of the garden and open to the lovely rear patio that stretches the full width of the house. Two lantern lights overhead flood the space with natural light and create a wonderful space that invites the garden indoors. This is the perfect location for summertime entertaining.

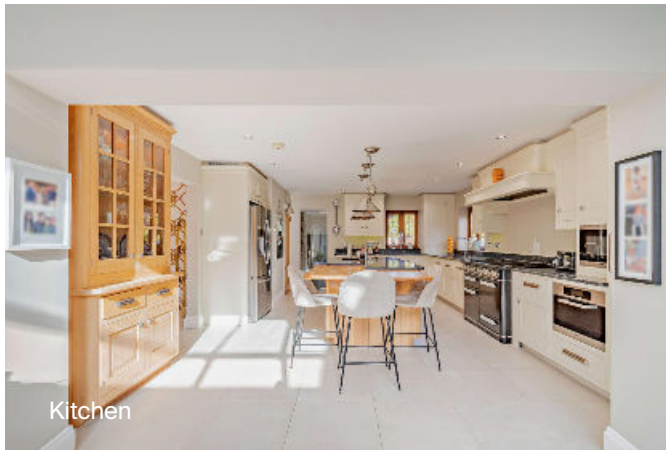


Full-height glass doors open from the sitting area which provides a superb poolside viewing gallery. The leisure suite integrates so well into the accommodation. This beautifully appointed suite is quite simply a luxury spa experience at home. Large glass windows to one wall provide relaxing wooded garden views and two large skylight windows overhead flood the space with light. There is a superb steam room and a large jacuzzi hot tub. A dedicated and beautifully fitted shower room completes the suite.





Dining room sitting area



Kitchen



Open-plan kitchen/breakfast/sitting room



Utility room



Dining area



Sitting area with poolside view



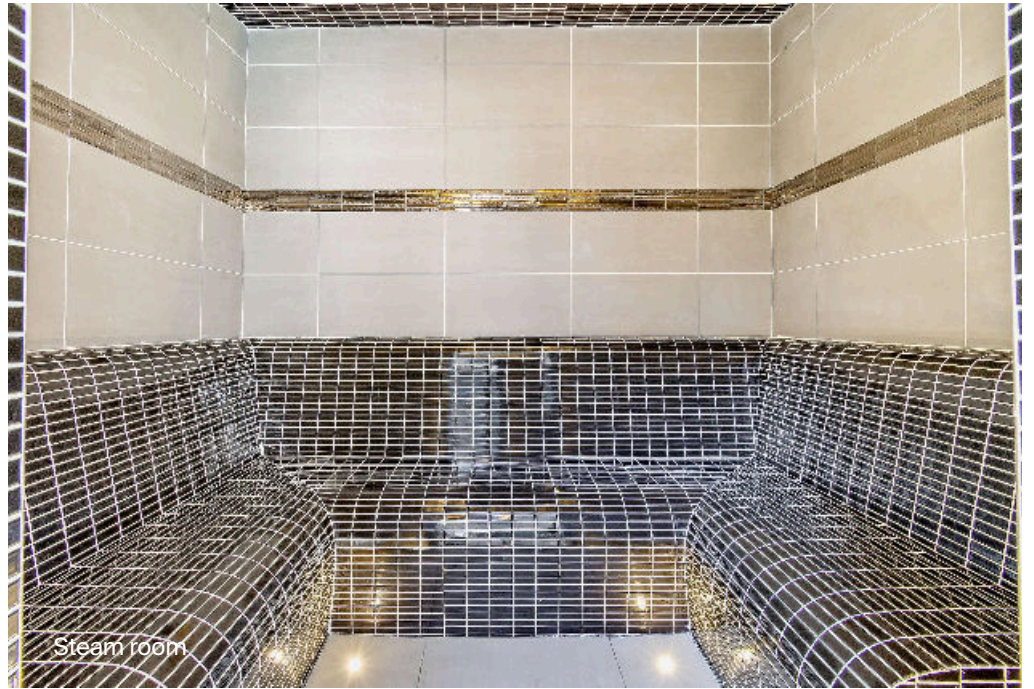


A luxury spa experience at home.





Jacuzzi

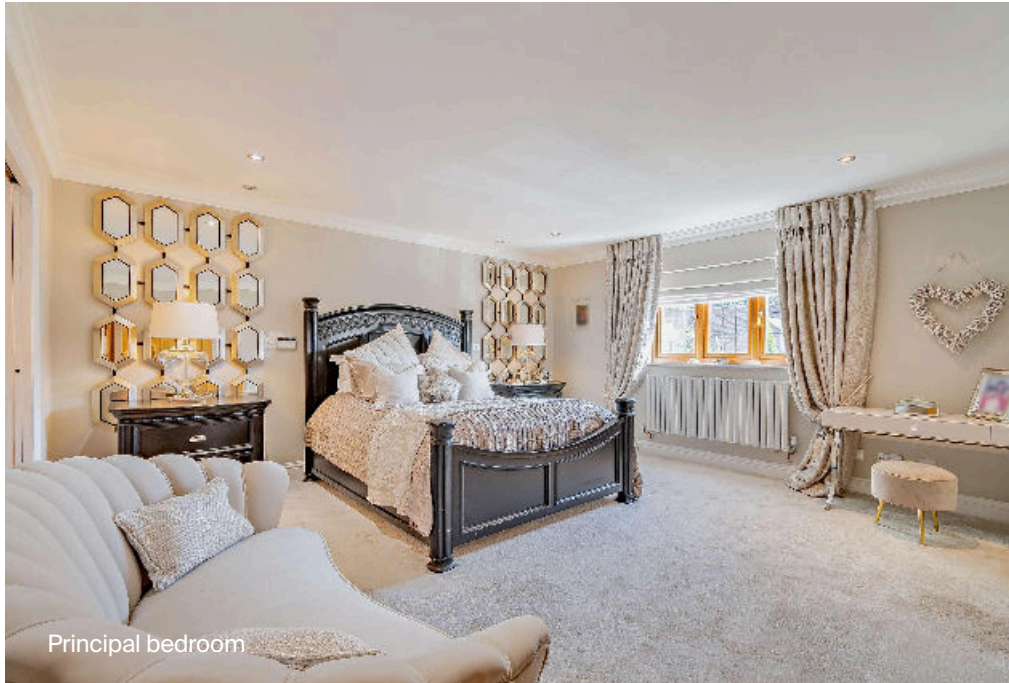


Steam room



Swimming pool shower room



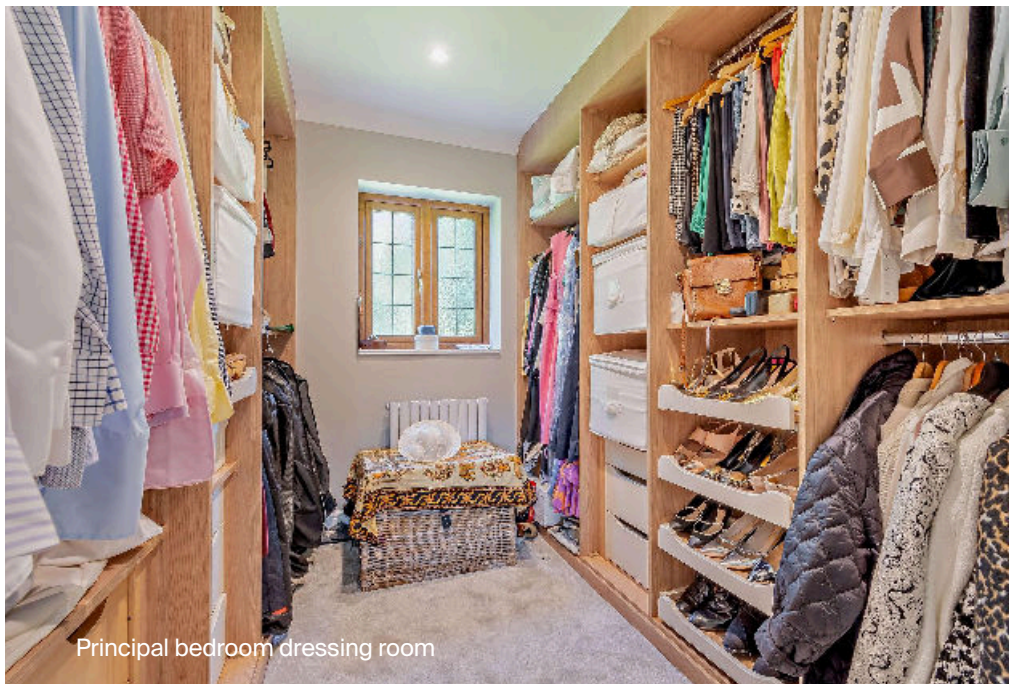


Principal bedroom

## Upstairs

The feature Oak staircase rises from the reception hall to the first floor landing area. A large window in front of the gallery landing provides ample natural light and a lovely view to the front aspect. All five of the double bedrooms and the one single bedroom can be accessed (five of which are en suite) from here and all are impeccably appointed.

The principal bedroom suite is elegantly appointed with views to the front aspect. There is a walk-in dressing room with floor-to-ceiling wardrobes providing ample storage. The incredible en suite bathroom is beautiful with feature tiles to the floor and a double walk-in shower. The large jacuzzi bathtub is ideal for relaxing before bedtime.



Principal bedroom dressing room

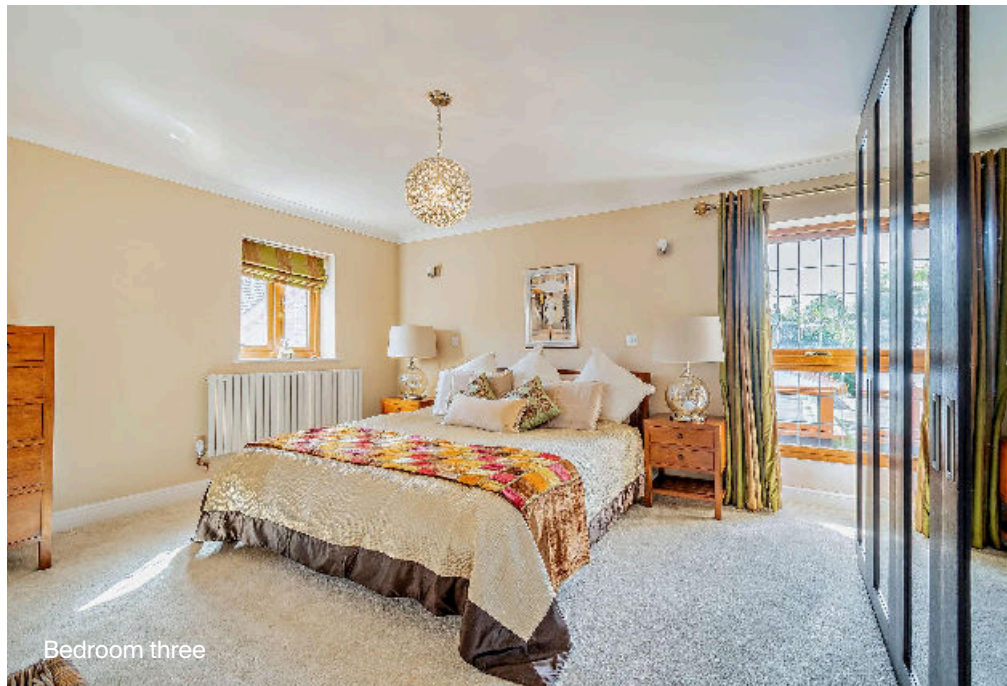
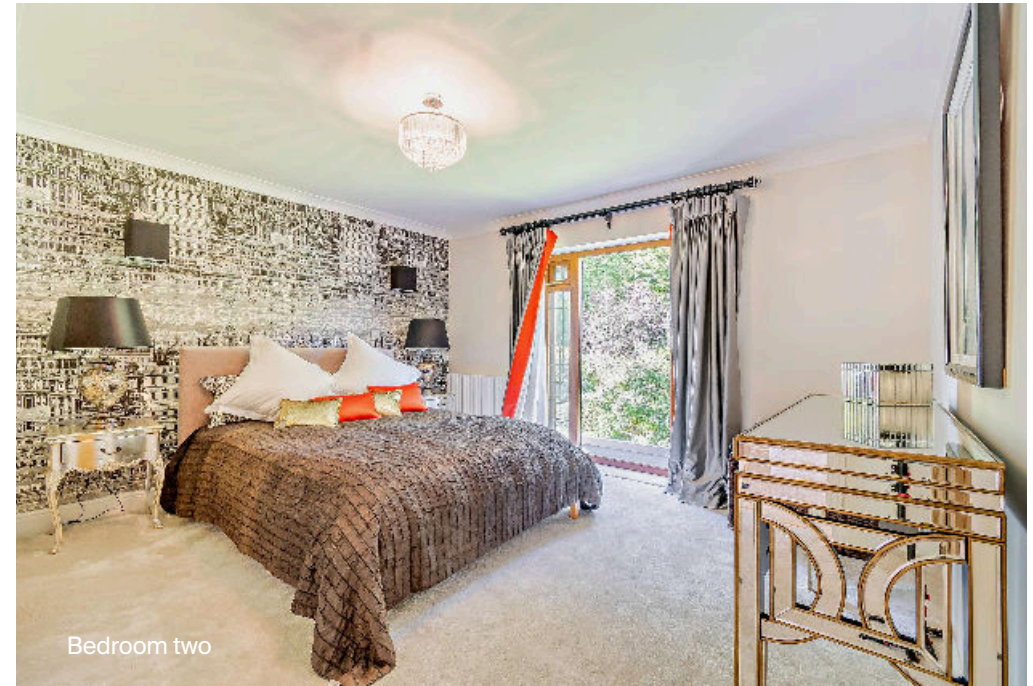


Principal bedroom en suite bathroom



Bedroom two is a delightful space with a lovely Juliet balcony providing wonderful views of the rear garden and Cannock Chase Woodland. There is a built-in wardrobe providing ample storage and an excellently fitted en suite shower room.

Bedroom three enjoys a dual aspect with views to the front and side. There is a large fitted wardrobe providing ample storage space and a beautifully appointed dual-aspect shower room.



Beautiful bedroom accommodation with well fitted en suite bath/shower rooms.





Bedroom four

Bedroom four enjoys a rear garden and Cannock Chase Woodland view. There is a fitted wardrobe providing ample storage space and a well-appointed en suite shower room.

Bedroom five enjoys a rear garden view and has a well-fitted en suite shower room.

Bedroom six would make a superb children's nursery or hobby room.

There is a wonderful flow to the first and second floor accommodation.



Bedroom five



## Gardens and grounds

With the backdrop of Cannock Chase woodland the private and tranquil gardens are beautifully landscaped and a summertime oasis for those seeking relaxation.

The large patio extends around the house and is delightful for those seeking sunshine, a quiet spot for a good book or summertime entertaining.

Mainly laid to lawn there is ample space for children to play with seating areas located to make the most of all of the lovely views. A summerhouse located toward the bottom of the garden is a tranquil spot for those seeking relaxation.

## Services

Mains water, gas, electricity and drainage.





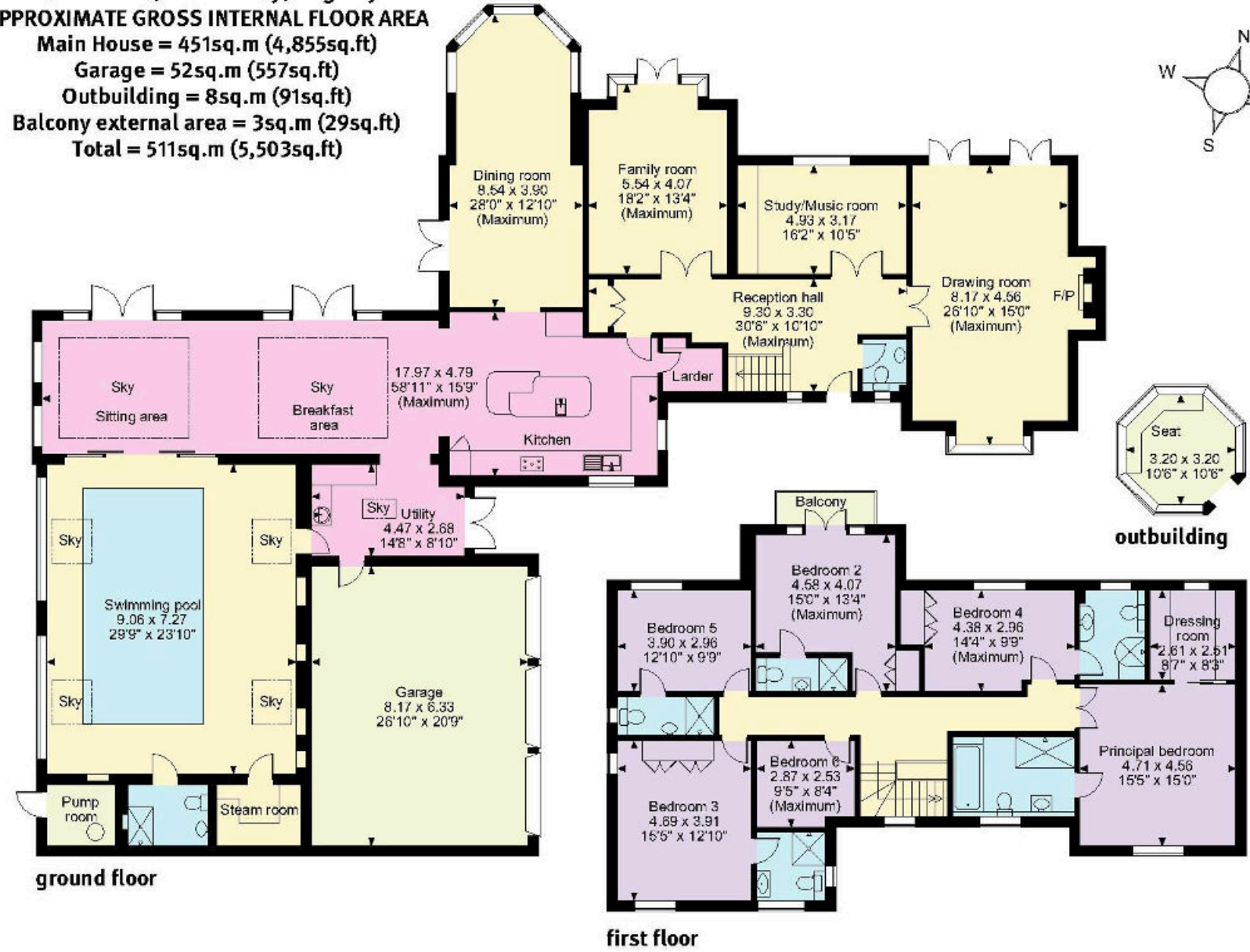
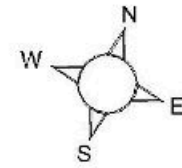




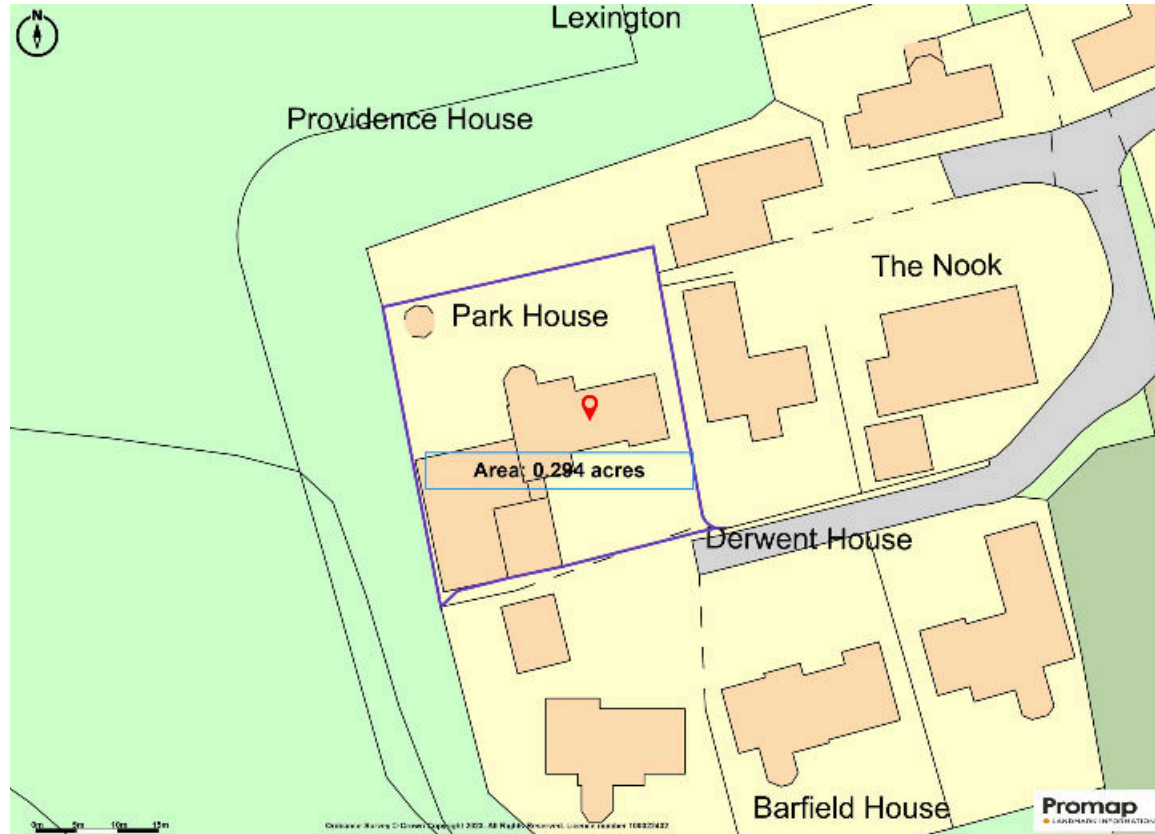




**Park House, Lower Way, Rugeley**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
 Main House = 451sq.m (4,855sq.ft)  
 Garage = 52sq.m (557sq.ft)  
 Outbuilding = 8sq.m (91sq.ft)  
 Balcony external area = 3sq.m (29sq.ft)  
 Total = 511sq.m (5,503sq.ft)







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