



Church Hill Cottage , Longdon Green, Rugeley, Staffordshire, WS15 4PU

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Every now and then a property comes along that makes you sit up and take notice and this fabulous property is certainly one of those. Over the years, it has been happily lived in and significantly improved by its current owners, to create the versatile family space you have been dreaming of. Originally built in the eighteenth century, this character property has been fully modernised, offering the perfect combination of period features and modern convenience.

This house oozes charm!

With garden views from every window, this home boasts a spacious lounge with dual aspect views through the Gothic revival windows, a formal dining room and a study perfect for home working. The country style kitchen, with shaker style cupboards and stone worktops is bright and airy and has a garden room leading off. This room is inviting, where you can sit and enjoy the outdoors, indoors, all day long!

A galleried landing is approached via the original American oak staircase. There are five generous bedrooms, with bedroom one benefitting from a dressing area and an ensuite. A modern bathroom with both shower and bathtub services the remaining bedrooms.

Outside, there is nothing a keen gardener or children wouldn't enjoy about the breathtaking garden! The immaculate lawn goes further than can be seen from the house, with a hidden kitchen garden where you can grow your own, there is depth and privacy that can't be truly appreciated without viewing! To the front the driveway is gated and provides ample off-road parking. Just minutes' walk from the popular village pub, school and church, the home has a truly wonderful feel throughout.



Living Room 25' 1" x 15' 0" max (7.64m x 4.57m)

Dining Room 17' 1" x 9' 1" (5.20m x 2.77m)

Study 12' 1" x 7' 11" (3.68m x 2.41m)

Kitchen 17' 10" x 9' 10" (5.43m x 2.99m)

WC 5' 0" x 4' 1" (1.52m x 1.24m)

Utility Room 11' 11" x 4' 1" (3.63m x 1.24m)

Garden Room 16' 11" x 10' 0" (5.15m x 3.05m)

Bedroom One 14' 10" x 9' 1" (4.52m x 2.77m)

Dressing Room 10' 0" x 7' 10" (3.05m x 2.39m)

Ensuite 7' 10" x 4' 0" (2.39m x 1.22m)

Bedroom Two 15' 0" x 10' 1" (4.57m x 3.07m)

Bedroom Three 12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom Four 11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom Five 10' 1" x 7' 0" (3.07m x 2.13m)

Bathroom 10' 1" x 6' 1" (3.07m x 1.85m)





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

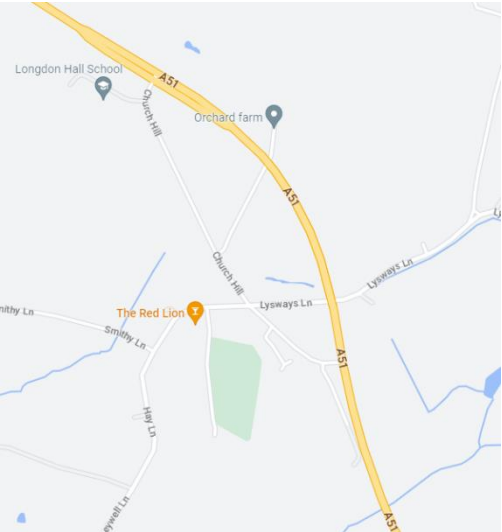


Total area: approx. 202.9 sq. metres (2184.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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