

# Stile Cottage, Windmill Bank

Gentleshaw, Rugeley, WS15 4NH

John   
German





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£850,000

An impressive country residence with outdoor heated pool, paddock & stables situated within this popular village on the edge of Cannock Chase. Occupying a delightful position enjoying a semi-rural lifestyle close to Castle Ring with stunning views, a great place to walk, explore & cycle.



Popular with families the village of Gentleshaw is home to Gentleshaw Primary Academy and for secondary education the nearby town of Burntwood has 2 well-regarded High Schools; the Chase Terrace Academy and Erasmus Darwin Academy. There are a range of amenities including doctors, dentists, supermarkets, pubs and restaurants in the nearby towns of Burntwood and Rugeley, and the Cathedral City of Lichfield. For commuters nearby road links include the A460, A51 and A38 together with the M6 toll road. There are train stations in the nearby towns of Rugeley, Cannock and Lichfield which offer services to destinations such as London, Manchester and Birmingham.

Internally, the property comprises of a hardwood entrance door opening into the welcoming reception hallway with tiled flooring, beams to the ceiling and doors off into the dining room, family bathroom and inner hall.

The family bathroom has floor to ceiling tiling and a 3 piece suite including a freestanding bath. From the inner hall there is a door leading out to the side of the property and a door opening into the home office/study, a great place for those looking to work from home and is fitted with a range of storage cupboards, doors and a desk.

The first of 3 reception rooms is the beautiful dining room with an abundance of character and charm throughout with exposed brickwork walls, beams to the ceiling, brick-built fireplace housing an electric fire, tiled flooring, stairs rising to the first floor and doors out to the side of the property.

The refitted breakfast kitchen has beautiful cashmere coloured farmhouse base and wall mounted units, granite work tops, tiled splashbacks, inset ceramic Belfast sink, island unit, space for an American style fridge/freezer and Rangemaster cooker along with several integrated appliances. From the kitchen there is access into the cellar providing further storage space and an additional breakfast bar area with doors leading to the conservatory.

Upstairs the galleried landing overlooks the dining room with 4 spacious double bedrooms off, all of which have built-in storage space. Bedroom 2 benefits from an en-suite and the impressive master bedroom has wonderful views over the gardens, walk-in dressing area with wardrobes to both sides and beautiful en-suite bathroom with 4 piece suite including a freestanding bath.

Completing upstairs is the family bathroom which has floor to ceiling tiling and a 3 piece suite including a freestanding bath.

Outside, the property sits in just under 1.5 acres and has spectacular views over the surrounding countryside. There is a detached double garage with parking for 2 cars in front along with a further driveway adjacent to the garage providing off road parking for several vehicles. There are beautifully kept and well-maintained gardens with sweeping lawns, well-stocked borders, garden pond with bridge over and a variety of mature trees and shrubs.

There is an outdoor covered heated swimming pool, great for entertaining family and friends. A separate paddock adjacent to the garden has stables and a tack room.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property. Drainage is via a septic tank. Heating is oil and LPG. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08072022

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G





White upper kitchen cabinets with a classic panel design and small round knobs.

A grey and white speckled granite backsplash behind the range cooker.

A bright red range cooker with a black top, featuring a gas hob and a large oven door with a glass window.

White lower kitchen cabinets with a classic panel design and small round knobs, matching the upper cabinets.

A section of the white countertop with a knife block and a bowl of fruit.

A wooden door with a black metal handle, set into the brick wall.

A wooden island with a thick stone countertop, supported by two stone pillars. It has a wooden cutting board and a bowl of fruit on top.

White wall-mounted cabinets with glass doors, displaying decorative items.

A stainless steel refrigerator with a built-in water and ice dispenser.

White wall-mounted cabinets with glass doors, displaying decorative items.

White wall-mounted cabinets with solid doors, providing additional storage.

A decorative ceramic rooster figurine with yellow beak and feet, perched on a wooden cabinet.

A tall wooden cabinet with multiple doors and drawers, featuring a rustic, weathered appearance.

A cluster of five spherical pendant lights hanging from the ceiling.

A cluster of three spherical pendant lights hanging from the ceiling in the foreground.

Exposed red brick walls and ceiling, adding a rustic and industrial feel to the kitchen.

Light-colored wood-look floor tiles laid in a rectangular pattern.









GROUND FLOOR

1ST FLOOR



John German  
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F	29   F	
1-20	G		



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