

# Prospect Manor

Prospect Manor Court, Hednesford, Cannock, WS12 2DL

John   
German









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Offers Over £675,000

This charming Grade II Georgian Manor House is situated down a delightful private drive, lies within beautiful gardens and is believed to have history dating back to circa 1740.





Prospect Manor is a superb Grade II listed, five bedroom link detached manor house located down Prospect Manor Court which is a private drive situated within Hednesford. The historic market town of Hednesford offers a wide range of amenities including supermarkets, restaurants, pubs and cafes. In addition to this, the neighbouring town of Cannock is home to the newly opened McArthur Glen Designer Outlet Village boasting a selection of designer & high Street shops along with a superb choice of restaurants. The nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away and offers a haven for local wildlife and also providing a great space for those looking to walk, explore or cycle. For commuters, there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll road. For families, a choice of good local schools is essential and this property falls in the catchment area of Five Ways Primary School, less than a mile away, and Norton Canes High School in the nearby town of Norton Canes.

The property is approached via secure remote controlled electric gates with intercom system opening into the large block paved driveway providing off-road parking for several vehicles and a remote controlled electric triple garage with power, lighting and up and over doors. To the front of the property are extensive grounds which have been beautifully landscaped by the current owners and have a variety of plants, trees and shrubs, a gorgeous patio seating area and large lawned garden. There are two additional courtyard gardens, one to the rear of the property and one to the side.

This impressive family home has an attractive pillared entrance with entrance door opening into the delightful hallway, hosting a stunning tiled floor, useful under stairs storage cupboard, a cellar under the stairs which runs under the snug room, carpeted stairs rising to the first floor galleried landing and towards the end of the hall is a further storage cupboard, currently utilised as a utility space. There are doors off leading into the three reception rooms and the kitchen/diner.

The first of three generously sized reception rooms is the living room with wooden effect flooring, window to the front aspect, wall light points and stunning high ceilings. The warm and cosy snug room has superb high ceilings, chimney breast housing a log burning stove, wooden effect flooring, door leading into the kitchen/diner and a window to the front aspect. The third reception room is the superb dining room which is located to the rear of the property with window and door to the side aspect leading out to the rear courtyard garden, wooden effect flooring and both ceiling and wall light points.

The heart of the home is the impressive open/plan kitchen/diner fitted with an extensive range of matching grey wall and base units with worksurfaces over and tiled splashbacks, there is a separate pantry/storage cupboard, window and door to the side aspect opening out to the side courtyard garden, large white tiled floor with underfloor heating, spotlights to the ceiling, space for a Belling Farmhouse style range cooker, space for a freestanding American style fridge/freezer and a stunning breakfast bar with integrated wine cooler.

From the hall, stairs rise to the galleried landing with a window to the front aspect, radiator, lighting and doors leading off the five bedrooms and family bathroom.

The spacious master bedroom has laminate wooden effect flooring, a large window to the front aspect, wall mounted radiator, ceiling light point and a door leading into the recently re-fitted, fully tiled en-suite shower room with walk-in shower having rainfall attachment, low level WC, wash hand basin and spotlights to the ceiling.

The second generously sized double bedroom has a selection of built in wardrobes providing fantastic storage space, radiator, window to the front aspect, carpeted flooring and a ceiling light point. There are a further two double bedrooms and bedroom five is currently being used as an office.

The stunning family bathroom has been finished to a high standard and includes a bath with shower over and small recessed TV, low level WC, wash hand basin with vanity unit under, shaving point, illuminated bathroom mirror, floor to ceiling tiles, chrome style heated towel rail, extractor fan, spotlights to the ceiling and window to the rear aspect.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but 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)  
[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/23052023

**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band F























Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2787.48 ft<sup>2</sup>

258.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### 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.

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