

Penkridge Bank Road

Rugeley, WS15 2UA

John 
German







Penkridge Bank Road

Rugeley, WS15 2UA

£2,200,000

This truly outstanding property is contemporary in design that offers a most wonderful position on Cannock Chase occupying a total plot extending to approx. 10.8 acres.

This stunning country residence and plot directly adjoin Cannock Chase, an area designated as a place of outstanding natural beauty. It is a wonderful place to walk, trek or cycle, has recently hosted the Commonwealth Games mountain bike races and is now a popular venue for outdoor summer concerts. This most idyllic of locations is also convenient for modern day life as a surrounding network of roads in the area make it easy to commute to many Midlands commercial centres and M6 junctions allow direct access into the national motorway network and M6 Toll. There are railway services at Rugeley Trent Valley, Lichfield Trent Valley and City stations plus Stafford.

The property enjoys state of the art technology via a ground source heating system, a water harvesting tank, sound system throughout with control4, a C-Bus lighting system that has been professionally designed for the property in addition to solar panels. The property also benefits from a mechanical heat recovery and ventilation system and all of the windows are triple glazed. Our clients currently receive RHI payments for the ground source heating system.

Accommodation - Step inside a full height glazed entrance bay where the wonderful reception hall provides a most impressive introduction to this outstanding country residence. A commanding steel and glass staircase rises to the first floor landing which has a feature floor to ceiling tiled wall.

A sitting room has a tiled fireplace with log burner, vaulted ceiling with balcony above and full height glass windows incorporate two French doors opening to the raised terrace and garden beyond.

The magnificent living and dining kitchen is a superb open plan space, ideal for families and entertaining. The kitchen has an extensive range of contemporary style gloss units and a range of Siemens appliances comprising double oven, steamer, coffee maker, full height fridge, freezer and a wine cooler. An island unit incorporates a breakfast bar area and has Corian worksurfaces plus an integrated Siemens induction hob. The living and dining area has plenty of room for both dining and soft seating, an LPG fire and plenty of light courtesy of three bi-fold doors opening to the terrace and grounds.

Leading off the kitchen the utility room has a range of units plus space and provision for a washing machine. Steps lead down to the basement.

Back to the hall off which leads a cinema room having a superb system, a spacious office with doors opening to the side deck, and a guest's cloakroom.

To the rear is a double bedroom with double doors to the side deck and the benefit of a walk-in wardrobe and an en suite wet room with twin wash basins on stand with cupboard beneath, WC, showering area and complementary contrasting floor and wall tiling.

On the first floor there are four double bedrooms, bedrooms one and two have access to a superb first floor balcony.

The principal bedroom has an impressive and spacious en suite with splendid contrasting floor and wall tiling, a freestanding oval bath, separate shower area, WC and twin wash basins on a modern stand.

The second bedroom also has its own en suite wet room while the two remaining bedrooms share a 'Jack and Jill' en suite.

The basement level has an excellent gym, spacious communication room, boiler room and a three-piece shower room. There is also a spacious store off which leads the double garage with remote control door.

Outside - The house stands well back from the road beyond an impressive gated entrance and spacious drive that leads directly to the property and continues on to the basement double garage at the rear of the house.

Immediately adjacent to the property are sun terraces to all sides including a recessed deck to one side and a raised one at the rear where steps lead down to the generous surrounding lawns. Beyond the front terrace are beautiful secluded gardens including a summerhouse.

A separate access leads to a large steel framed barn (18m x 11m). The extensive grounds are mainly woodland and bracken. To the front of the plot is a delightful paddock with two stables.

Note: The house is situated in an Area of Outstanding Natural Beauty.

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

Services: Mains water and electricity. Drainage is to a septic tank. No mains gas or drainage. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.cannockchasedc.gov.uk

Our Ref: JGA/14062023

Local Authority/Tax Band: Cannock Chase District Council / Tax Band G











Floor -1



Ground Floor

Approximate total area⁽¹⁾

5903.92 ft²
548.49 m²

Reduced headroom

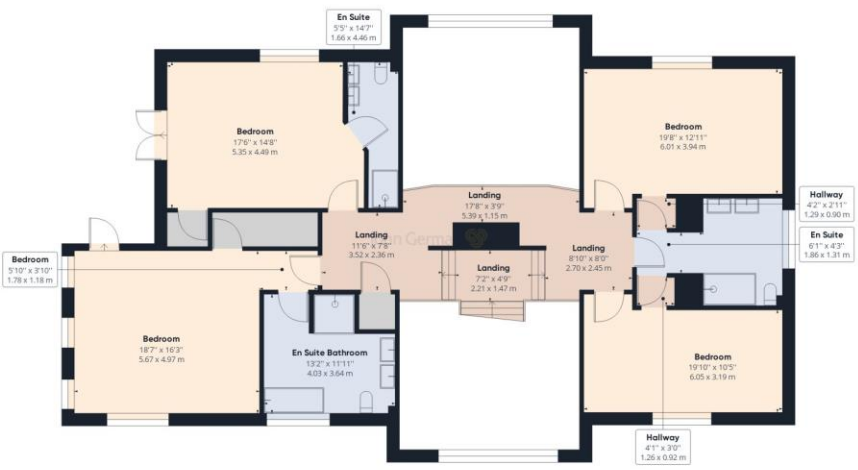
56.53 ft²
5.25 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Floor 1





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	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



