

# The Meads

Church Hill, Longdon Green, Rugeley, WS15 4PY

John   
German







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£1,400,000

The Meads is an impressive detached Georgian family residence nestled within the ever-desirable Staffordshire village of Longdon Green.

The Meads is an impressive Georgian detached family residence offering over 3,600 square feet of characterful and generously proportioned accommodation situated on Church Hill within the ever-popular village of Longdon Green. Longdon Green is one of the most sought-after villages in Staffordshire, having an archetypical English green and welcoming country dining pub. The cathedral city of Lichfield is only 5-10 minutes drive away, having an excellent range of independent shops, popular eateries including a Michelin star restaurant, cafes, Garrick Theatre and two train stations which offer direct services to London Euston, Birmingham and much more. There are nearby road links including the M6 toll Road, A51, A5 and A38. For families, the property lies within the catchment area of St. James Church of England Primary Academy in the neighbouring village of Longdon, and for secondary, it is The Friary School in Lichfield.

Internally, the home has a grand entrance with central pillars and steps leading up to the beautiful double doors which open into the impressive hallway with Georgian style tiled flooring, ceiling rose with lighting, and stairs rising to the first floor landing. From the hallway, there are doors off to the inner hallway, sitting room and drawing room.

The first of four reception rooms is the sitting room; an elegant yet versatile reception room with a beautiful bay window having fitted shutters overlooking the front of the property, a gorgeous fireplace housing the open fire, ceiling rose with chandelier, and traditional wooden flooring.

The second reception room is the stylish drawing room; a generously sized family area with a excellent bar, ideal for entertaining family and friends. It features a beautiful ceiling rose with chandelier, bay window to the front aspect with fitted shutters, a gorgeous fireplace housing the open fire, traditional sash window to the rear aspect, and doors to the annex accommodation and inner hallway.

From the inner hallway, there are steps leading down to the cellar, a door to the guest cloakroom and door to the kitchen.

The beautifully appointed breakfast kitchen has a tiled floor, range-style cooker, a bespoke range of wall and base units, and a separate wooden island with granite work surface. There are spotlights to the ceiling, two windows, two Velux skylights, a door to the side aspect and bi-folding doors to the rear garden. The kitchen is a L-shaped room which wraps round into the additional kitchen area and pantry.

Upstairs, in the main house, the beautiful galleried landing gives access to the four bedrooms and modern family shower room. There are three generous double bedrooms, all boasting a wealth of character and charm, and a fair sized single room currently used as a dressing room. The impressive master bedroom benefits from its own en-suite bathroom and fitted wardrobes.

The modern family shower room comprises of a corner shower cubicle with rainfall shower, low level WC, tiled walls and flooring, chrome style heated towel rail, and spotlights to the ceiling.

The home also has the huge benefit of an annex, which offers exciting potential for multi-generational living, and can be integrated within the main house or self-contained, having access from both its own front door and from the main house via the drawing room. The annex has two reception rooms including a living room and separate dining room, a laundry room, and stairs to three bedrooms and a modern shower room.

Outside, The Meads is approached via a delightful sweeping driveway set behind double gates, creating an impressive arrival to the property. You are welcomed by beautifully manicured gardens, including an attractive walled garden and a charming dovecote, which offers potential to create a bar or home office above, complete with its own staircase for private access.

The outdoor space is ideal for entertaining, featuring a covered bar area with extensive seating, perfect for hosting gatherings with family and friends. Directly behind the kitchen is a covered area with a wood-fired pizza oven and a dedicated food preparation space, creating the perfect setting for outdoor dining and social occasions.

**Agents notes:** The property is situated within a conservation area.

There is no mains drainage.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/12032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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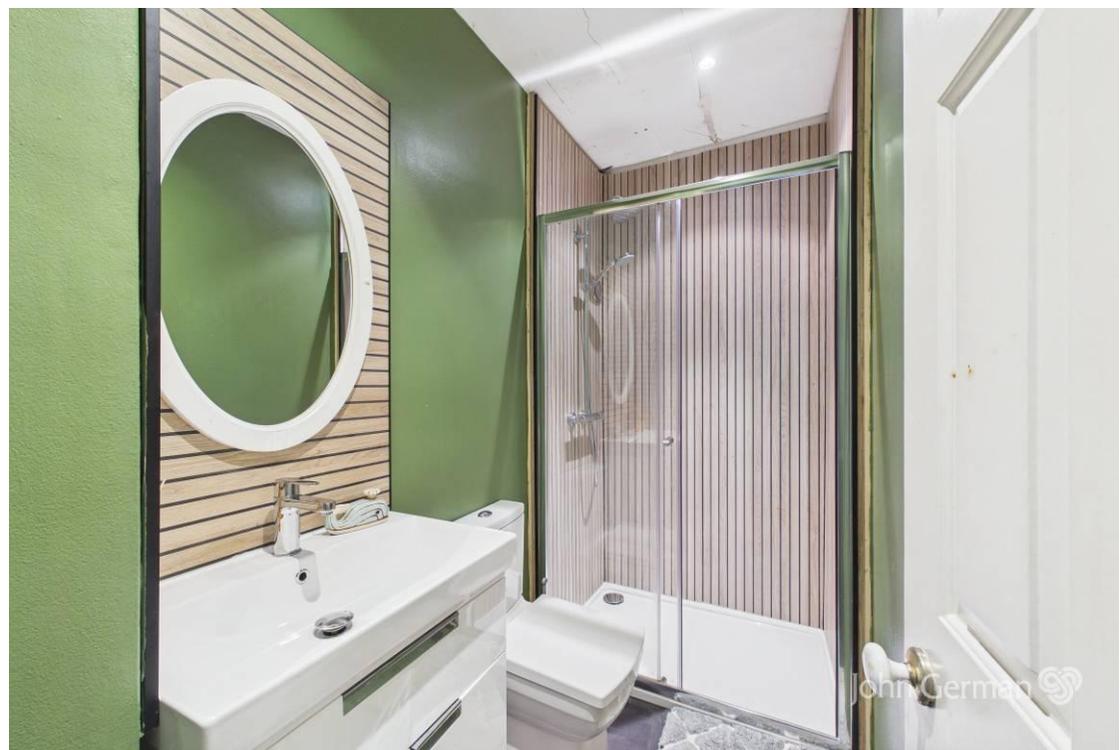


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Approximate total area<sup>(1)</sup>

1843 ft<sup>2</sup>  
171.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1





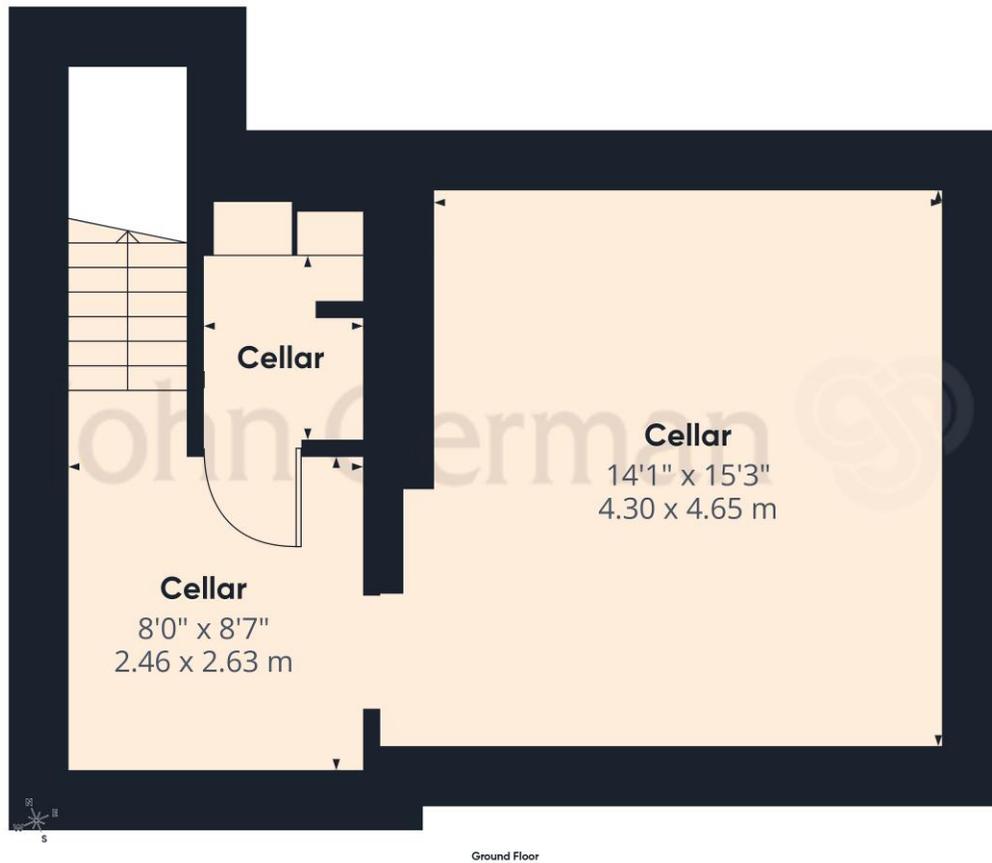
Approximate total area<sup>(1)</sup>  
1439 ft<sup>2</sup>  
133.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 2



Approximate total area\*\*  
354 ft<sup>2</sup>  
32.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

**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.

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