



The Giddies

Longdon Green, Staffordshire

John German



The Giddies

Hay Lane, Longdon Green, Rugeley, WS15 4QQ



A superbly fully refurbished four bedroom detached property located in a beautiful rural position, just off a leafy lane having generous gardens and lovely countryside views.

Entrance Hall, Lounge, Sitting Room, Extended Living Family Dining Kitchen with aga, Large Utility/Boot Room and Wet Room, Master Bedroom with high vaulted ceiling and full height feature window, fitted wardrobes and fully tiled En Suite, Three Further Double Bedrooms, Fully Refitted Contemporary Bathroom, Amtico Flooring, uPVC Double Glazing Throughout, Detached Double Garage, Double Gated In & Out Gravelled Drive, Mature Gardens and Patio Area

Guide Price

£825,000





A delightful and thoughtfully extended four bedroom detached property with a detached double garage situated on a generous plot. The property benefits from uPVC double glazing throughout, oil fired central heating, an open fire and a multi fuel log burner with the benefit of under floor heating in the family area of the kitchen. The Giddies has a most welcoming feel and boasts a superb family living dining kitchen creating the heart of the house with a traditional Aga as a lovely addition. There are two further reception rooms and a fabulous master bedroom with feature full height window and vaulted ceiling. Set in traditional country gardens that are a real feature of this property and enjoy wonderful views. A superb position within a village yet only a short drive from Lichfield City Centre along the A51.

Longdon Green has a campus for the renowned Lichfield Cathedral School, a village green and a popular recommended public house and restaurant.

Accommodation

An enclosed porch with front entrance door and uPVC window, providing access into a central **Reception Hall** with doors leading off and stairs to the first floor landing.

The **spacious Lounge** has a peaceful tranquility and double aspect windows overlooking the garden, an inset multi fuel log burner on a hearth, and radiator. A bright and cheery **Sitting Room/Snug** has a feature cast iron fire surround with open fire and granite hearth, large bay window to front and second window to side aspect. Walk in storage cupboard providing plenty of storage space.

A glazed timber door leads into an **extended open plan Living Family Dining Kitchen** which is light and bright and has double aspect windows and patio doors all enjoying beautiful rural views over the surrounding countryside. The family sitting area has the benefit of under floor heating and a tiled Amtico floor. The kitchen area has a generous number of base and wall mounted units, granite worksurfaces and quality integrated Neff appliances include a double oven with microwave, fridge freezer, dishwasher, and a one and a half bowl sink and drainer. A larger than average central island has useful base cupboards and drawer and Neff induction hob and a matching granite worktop making a wonderful central dining area. A traditional oil fired Aga sits in the corner providing traditional cooking and heating methods providing warmth throughout the kitchen and family area. A connecting door leads to a useful **Utility/Boot Room** having a range of tall cupboard units, base units and wall cupboards. Stainless steel sink, plumbing for washing machine, space for a tumble dryer, tiled floor, double aspect windows, cupboard housing the Worcester Heatslave boiler. A further door leads to a fully tiled **Guest Cloakroom** and **Wet Room** having w.c, wash hand basin and shower.

First Floor Landing

The **Master Bedroom** is spacious with double aspect windows and a full height window with french door and **Juliette Balcony**, and a range of contemporary fitted wardrobes. A fully tiled **En Suite** has a w.c, vanity unit, wash hand basin, double shower and towel radiator.

Bedroom Two enjoys the same rearward views and french doors to a **Juliette Balcony**.

Bedroom Three has windows to the front and side and **Bedroom Four** has a window to the front aspect.

The **Family Bathroom** is fully tiled with a contemporary suite comprising walk-in shower, bath, w.c, vanity unit and wash hand basin, Amtico flooring, towel radiator and window to side.

Outside

The property has the benefit of a double gated entrance over a fully gravelled drive. **Detached Double Garage** with up and over doors, electric and lighting and loft area above. Hard standing area and outside tap. To the front of the property is a lawned area with established hedging, flower beds and mature trees. To the rear and side are further lawns, trees and shrubs, a patio area and shed. Enclosed by a post and rail fence to the boundary, taking in the beautiful countryside views.

Directions

On leaving Lichfield, travel along the A51 towards Rugeley and turn left for Longdon Green. Go past the public house on the left hand side and turn into Hay Lane. As you proceed the property will be on the left hand side identified by our for sale board.



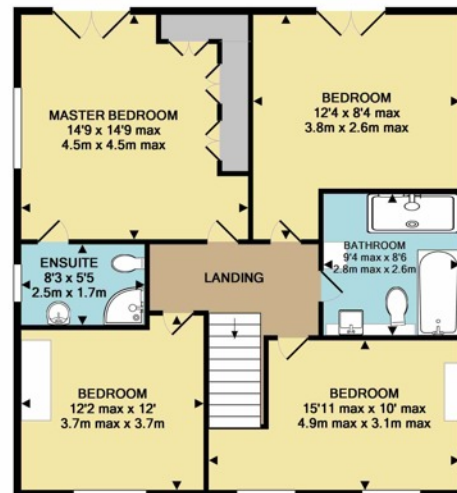
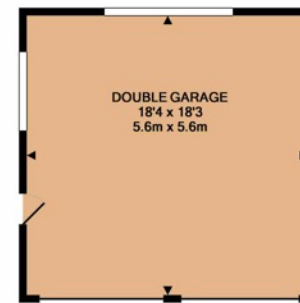




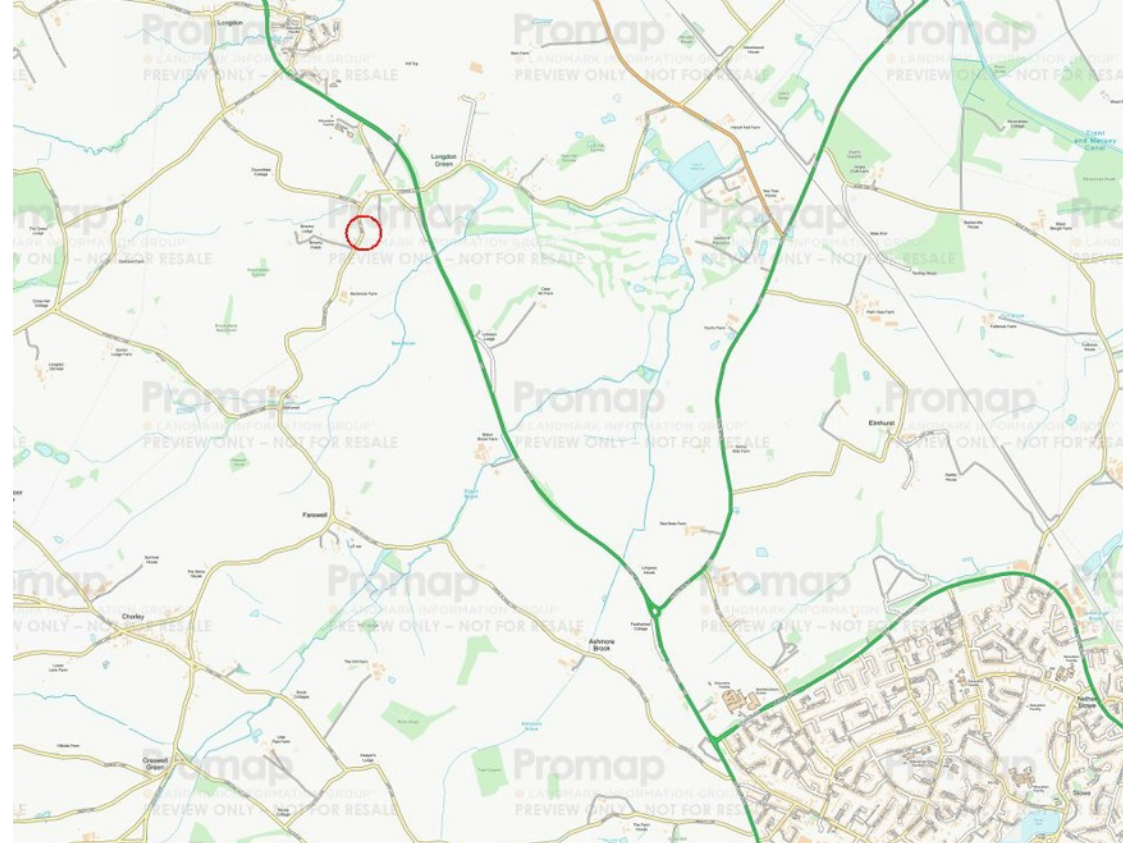
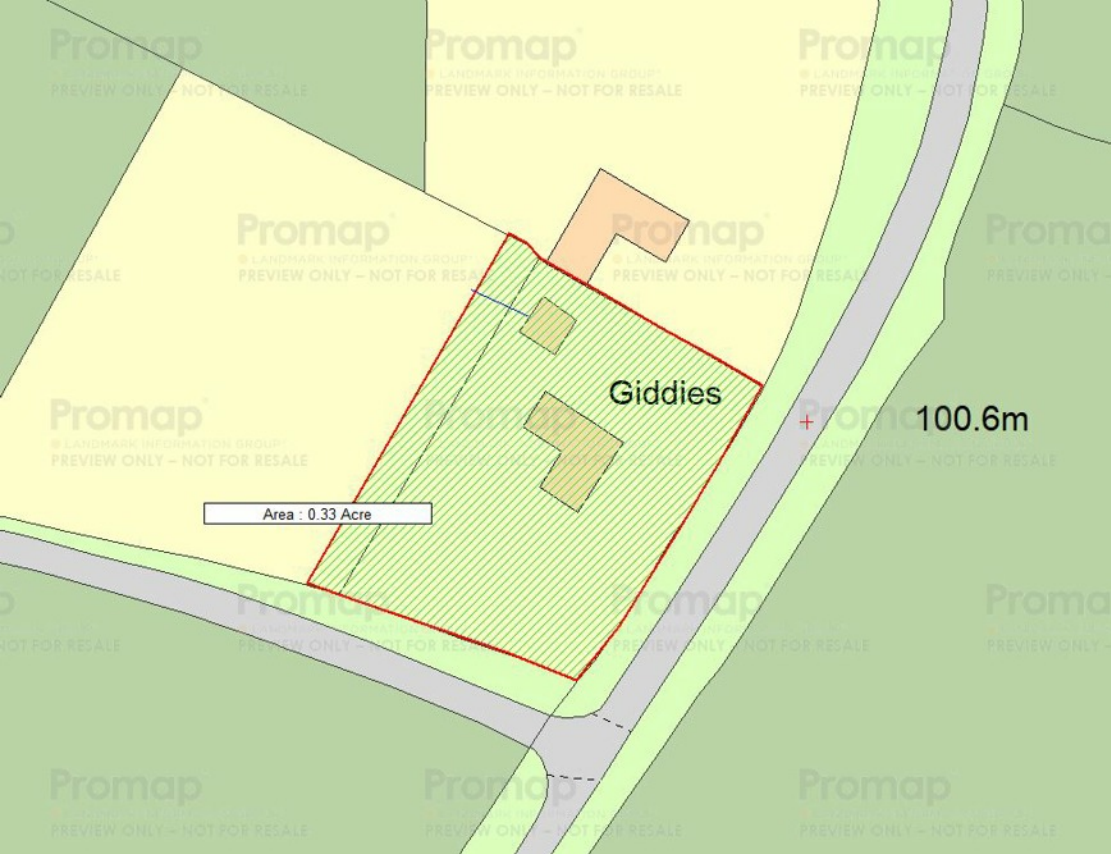




GROUND FLOOR



1ST FLOOR



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2018

Agents' Notes

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Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water and electricity are believed to be connected to the property. Oil central heating. Septic tank. Purchasers are advised to satisfy themselves as to their suitability.

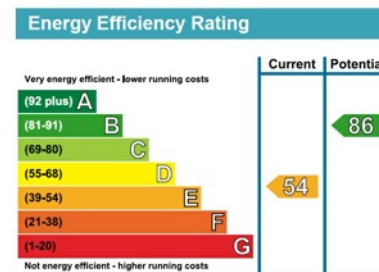
Local Authority

Lichfield District Council

Useful Websites

www.environment-agency.gov.uk/maps
www.lichfielddc.gov.uk

JGA/230518 JGB/300518
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