



White House, Nethertown, Rugeley, Staffordshire, WS15 3QJ

HOWKINS &  
HARRISON

White House,  
Nethertown, Rugeley,  
Staffordshire, WS15 3QJ

Guide Price: £685,000

Situated within an idyllic rural location, this traditional character detached residence occupies a plot of approx 1.35 aces and backs onto open countryside. The property offers well proportioned accommodation throughout and has been completely re-furbished to a high specification by the present owners.

An early internal viewing is strongly recommended.

### Features

- Three separate reception rooms
- Newly fitted kitchen/breakfast room
- Utility room and cloakroom WC
- Five excellent size bedrooms, master with en-suite
- Large family bathroom
- Delightful gardens
- Extensive parking



## Location

The rural hamlet of Nethertown lies close to the popular villages of Hamstall Ridware, Yoxall and Kings Bromley all being a short drive away, a local public house and further amenities are available in Hamstall Ridware where there is the Hamstall fishery and Shoulder of Mutton pub. Yoxall and Kings Bromley are home to village amenities including a butchers & post office. The cathedral city of Lichfield is located approx 20 mins distance away and is home to a wide variety of shops, restaurants and two train stations with direct links to Birmingham and London, alongside to popular Beacon Park.

Nethertown has excellent access to the A38, A5, A515 and M6 toll road allowing for convenient access to commercial cities and national road networks.



## Accommodation details - Ground Floor

There is an imposing entrance hall with stairway to the first floor, tiled flooring and double doors leading through to a feature of this property, the newly fitted kitchen/breakfast room having a quality range of eye level and base units with integrated appliances, double glazed display bay window to the side elevation, double glazed french doors to the rear elevation and door leading through to the useful utility room and cloakroom WC.

From the main entrance hall there is a door leading through to the double aspect lounge with double glazed leaded light windows to the front and side elevations, a feature fireplace with solid fuel

burner and open faced brick surround, wall lights, beamed ceiling. Separate sitting room with double glazed leaded light french doors to the rear garden and a separate dining room with again a double glazed door to the rear garden.

## First Floor

Staircase leading to the first floor landing with doors leading off to five excellent size bedrooms, the master bedrooms having en-suite facilities. There is also a large principle bathroom with shower.





## Outside

The property is set within approx 1.35 acres and backs onto open fields. Approached via a gravelled driveway providing extensive parking. Delightful gardens with bordering hedgerow and a range of out buildings including green houses, three stables and two brick built buildings.



Set within an enviable village location with open countryside views.

A rare opportunity not to be missed.





## Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

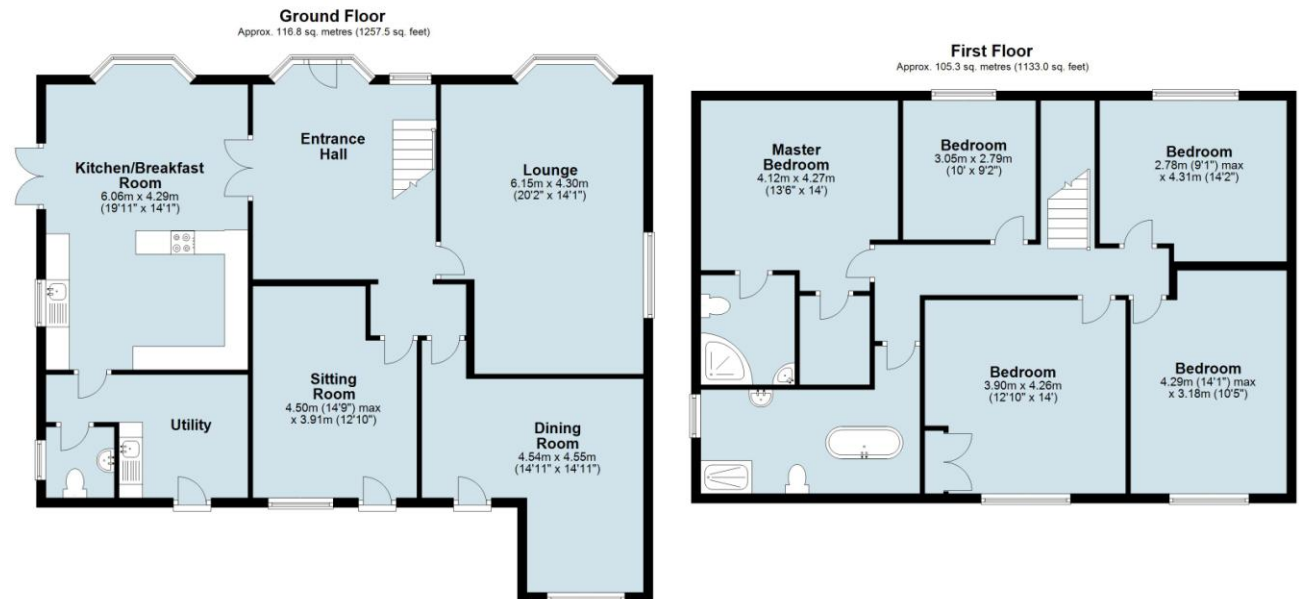
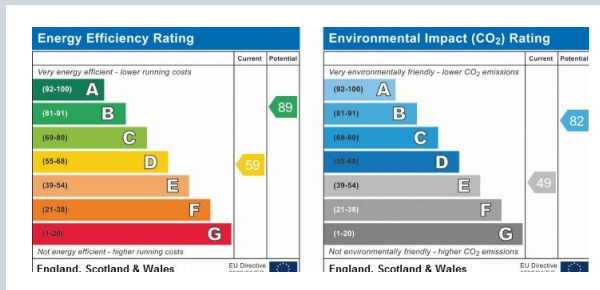
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Lichfield District Council - 01543 308 000

## Council Tax

Band G



Total area: approx. 222.1 sq. metres (2390.5 sq. feet)

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.