



Vermont, Lower Way, Upper Longdon, WS15 1QQ



Set in the idyllic village of Upper Longdon is Vermont, an individual detached family home boasting spacious and versatile interiors, five good sized bedrooms and private gardens with woodland views. Enjoying a picturesque setting on the edge of Cannock Chase, an Area of Outstanding Natural Beauty, Vermont offers generous accommodation which has been thoughtfully designed to provide generous living space, five bedrooms serviced by four bathrooms. The first floor living space comprises generous hallway, stunning lounge, dining room, breakfast kitchen, family room and cloakroom, there is a double bedroom with en suite to the first floor and the master

suite having dressing room and bathroom lies to the second floor. Three further bedrooms (one with en suite), a family bathroom, utility and study are set to the ground floor. Outside, a double garage and parking lies to the side aspect and elevated gardens enjoying much privacy lie to the rear surrounded by scenic woodland.

Upper Longdon sits just minutes' drive from the Cathedral City of Lichfield on the outskirts of Cannock Chase, a designated Area of Outstanding Natural Beauty. Within the rural village is the Chetwyn Arms, a popular pub and restaurant, with additional shopping,

convenience and leisure amenities available in Lichfield and Rugeley town centre. There are also a range of excellent public and independent schools in the area. A location well suited to commuters, the A51, A38 and M6 are all within easy reach, Birmingham International Airport is 25 miles away and rail stations in Rugeley and Lichfield provide regular and direct links to Birmingham and London.

- Executive Detached Family Home
- Desirable Rural Village Location
- Individually Designed Accommodation
- Stunning Lounge & Dining Room
- Breakfast Kitchen with Family Room
- Utility & Cloakroom
- Master Suite with Dressing Room & En Suite Bathroom
- Four Further Bedrooms & Study
- Two Further En Suites & Bathroom
- Gardens to Rear & Side
- Double Garage & Parking
- Well Placed for Amenities, Commuter Routes & Access to Cannock Chase
- Mains Gas Heating & Double Glazing



**Reception Hall** 4.88 x 3.62m (approx. 16'0 x 11'10)  
Steps rise to the front door which opens in turn into the hall, having feature tiled flooring and stairs rising to the first floor accommodation. The **First Floor Landing** extends to a generous size and features a window to the front at the half landing, stairs to the second floor and doors off into:

**Stunning Lounge** 6.24 x 4.02m (approx. 20'5 x 13'2)  
A most impressive reception room having windows to two sides, double doors to the rear, vaulted ceilings with beams and a wood burning fireplace

**Breakfast Kitchen** 4.45 x 3.29m (approx. 14'7 x 10'9)  
Fitted with a range of cream wall and base units with granite worktops over, housing an inset double Belfast sink, integral microwave, recess housing a range cooker and spaces for an American fridge freezer and dishwasher. There is a window to the rear, the kitchen has tiled flooring and opens into:

**Family Room** 4.59 x 3.64m (approx. 15'0 x 11'11)  
A useful second sitting room having bay double doors opening out to the gardens, a gas fireplace and traditional wooden flooring. Double doors open out to the first floor hallway

**Dining Room** 4.68 x 3.47m (approx. 15'4 x 11'4)  
Another generous reception room having double doors out to the rear gardens

**Cloakroom**  
Fitted with wash basin and WC

**Utility** 4.3 x 1.74m (approx. 14'1 x 5'8)  
A door from the **Ground Floor Reception Hall** opens into the utility, which is fitted with a range of base units housing an inset sink and spaces for a washing machine, tumble dryer and further appliance. There is a window to the rear and a door opens into the **Double Garage**



**Master Suite** 7.41 x 4.4 x 3.86m (approx. 24'3, 14'5 x 12'7)

A stunning principal bedroom having vaulted ceilings with exposed beams and a glazed apex to the rear and eaves storage. Leading into:

**Dressing Room** 3.32 x 1.97m (approx. 10'10 x 6'5)  
Fitted with a range of wardrobes and a dressing table.  
A door opens into:

**En Suite Bathroom** 3.54 x 2.64m (approx. 11'7 x 8'8) – max

A contemporary suite comprises wash basin and WC set to vanity storage, double ended bathtub and dual walk in shower, with obscured window to the side, tiled flooring, tiling to walls and a heated towel rail

**Bedroom Two** 4.47 x 3.46m (approx. 14'8 x 11'4)  
Another generous bedroom suite having windows to two sides and three double fitted wardrobes

**En Suite** 2.33 x 1.62m (approx. 7'7 x 5'3)  
Fitted with a modern suite having wash basin and WC set to vanity unit and walk in shower, with tiled walls, Kardean flooring, fitted storage and a chrome heated towel rail

Off the ground floor **Reception Hall**, doors open into the **Airing Cupboard** which houses the hot water cylinder and into:

**Bedroom Three** 4.34 x 2.95m (approx. 14'2 x 9'8)  
Another good sized double room having double doors out to the side, a double fitted wardrobe and private use of:

**En Suite Bathroom** 2.94 x 2.51m (approx. 9'7 x 8'2)  
Comprising pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring and half tiling to walls

**Bedroom Four** 4.08 x 3.15m (approx. 13'4 x 10'3)  
Another double room having a triple fitted wardrobe and a window to the front aspect

**Bedroom Five** 3.18 x 3.11m (approx. 10'5 x 10'2)  
Having a window and door to the side aspect

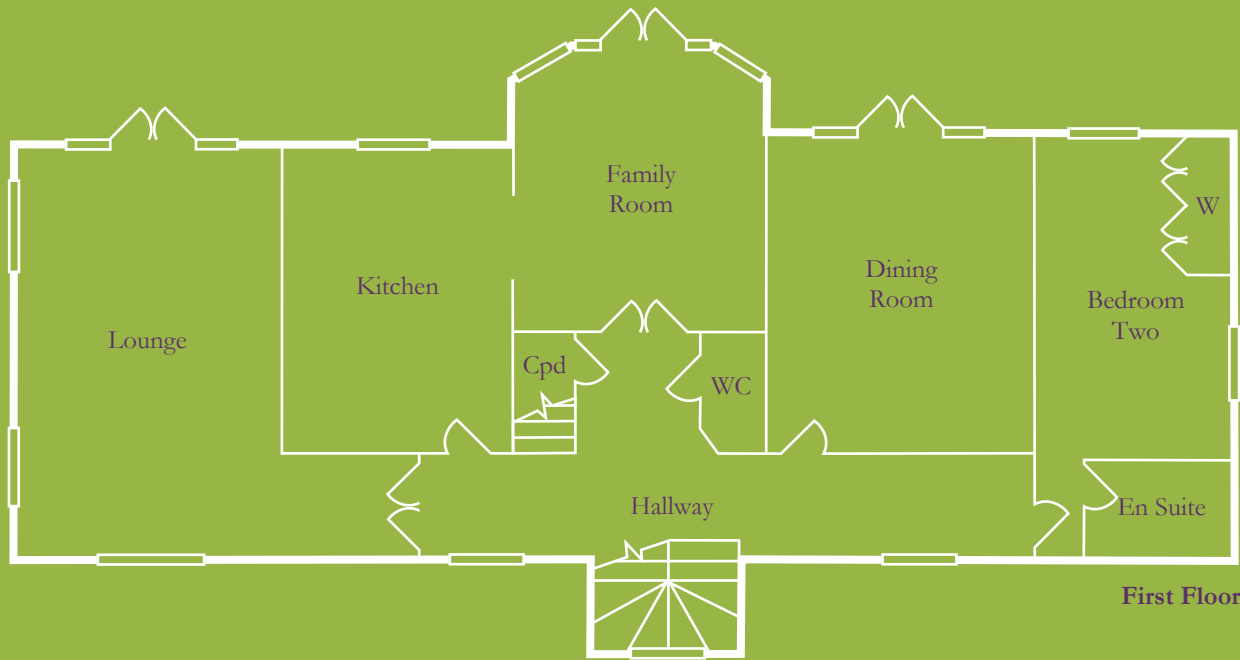
**Study** 2.68 x 1.98m (approx. 8'9 x 6'5)  
With a window to the front

**Bathroom** 3.91 x 3.62m (approx. 12'5 x 11'10)  
Comprising a white suite fitted with pedestal wash basin, WC, bathtub and shower cubicle, with tiled flooring and half tiling to walls

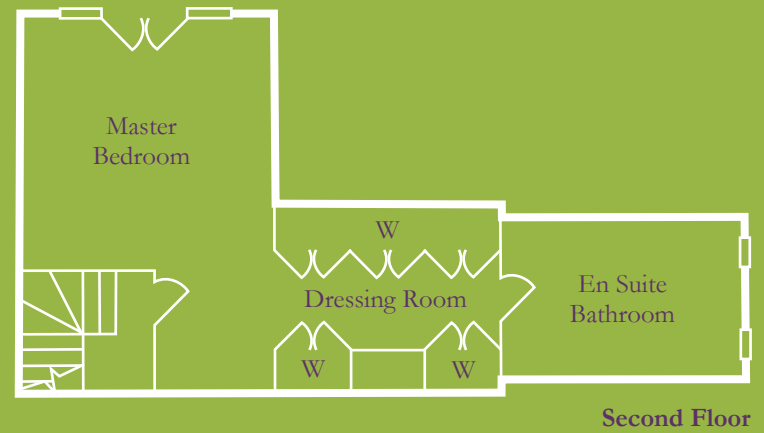




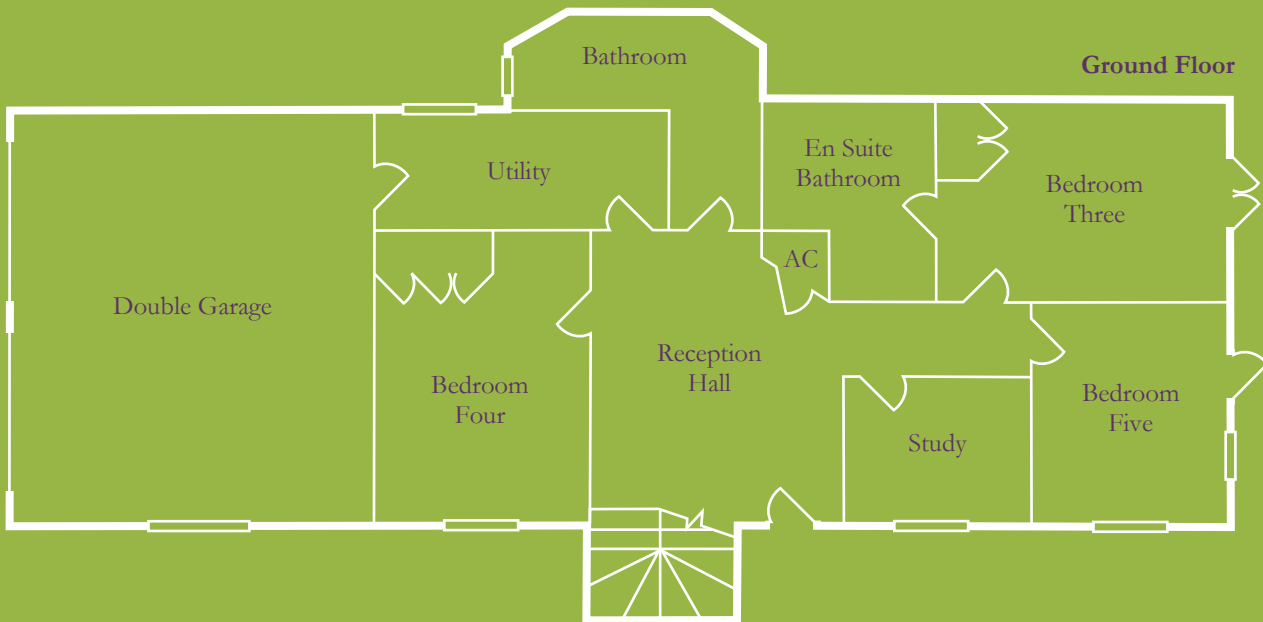




First Floor



Second Floor



Ground Floor



### Outside

Set to the end of Lower Way, Vermont enjoys an elevated position and a peaceful setting within Upper Longdon. To the side aspect is a private drive with access into the garage and steps rise to gated access into the rear garden. To the front, steps rise to the front door and there is a second gated access into the rear garden from here

**Double Garage** 6.2 x 5.47m (approx. 20'4 x 17'11)

With twin electric entrance doors, power and lighting. The wall mounted boiler is also housed in here

### Gardens

The gardens enjoy much privacy and extend to the side and rear of Vermont. Surrounded by picturesque woodland, the garden is laid to a paved terrace, deck, lawns and a lower level artificial grassed area with steps down with access into the property. There is exterior power and lighting to the rear of the property and gated access to either side leads to the front

## EPC in Progress

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.