



Elstree, Stonehouse Road, Etchingill, WS15



Overlooking rural views towards Cannock Chase is Elstree, an elegant detached 1920s residence benefitting from a wealth of traditional character, three double bedrooms and a generous south facing garden plot. Set in a location ideally placed for access to local leisure pursuits and commuter routes, Elstree offers well proportioned accommodation with superb potential to extend/remodel to suit the next owners requirements (STPP). The property was fitted with a new boiler in 2019 and comprises briefly porch, entrance hall, two reception rooms, dining kitchen, utility and family bathroom to the ground floor, with three double bedrooms and a cloakroom to the first floor. Outside, a gated driveway provides parking for a number of vehicles as well as access into the detached garage, and well tended gardens are laid to the rear enjoying a sunny southerly aspect and much privacy. Both the front and rear aspects enjoy a rural

outlook over protected Greenbelt land and an AONB, and the property is serviced by full double glazing and mains gas central heating.

Elstree lies in the rural Etchinghill bordering scenic Cannock Chase, an Area of Outstanding Natural Beauty offering woodland walks, cycling trails, pony trekking and a number of other outdoor pursuits within a short walk from the doorstep. The local market town of Rugeley offers an excellent range of shopping and leisure amenities, with the local Trent & Mersey Canal also offering lovely walks and canal trips. Nearby is a public bus route and there are regular rail links from stations at Rugeley and Lichfield Trent Valley, having direct links to Birmingham and London (in 80 minutes). The village is ideally located for travel along the M6, A51, A5 and A38 providing swift links to local towns and cities and access to Birmingham International Airport.



- Traditional 1920s Detached Home
- Wealth of Character Throughout
- Open Outlook to Front & Rear
- Walking Distance to Cannock Chase
- Two Reception Rooms
- Family Dining Kitchen
- Utility with Walk in Pantry
- Porch & Entrance Hall
- Ground Floor Bathroom
- Three Double Bedrooms & WC
- Generous South Facing Gardens
- Gated Driveway & Detached Garage
- Mains Gas Boiler fitted in 2019
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

The front door opens into the **Entrance Porch**, having tiled flooring and a further door into:

**Entrance Hall** 2.41 x 2.02m (approx. 8'0 x 6'7)  
Having an original leaded window to the front and character doors opening into a useful storage cupboard and:

**Sitting Room** 3.91 x 3.6m (approx. 12'9 x 11'9)  
A well presented reception room having sliding

doors to the rear with idyllic views towards Cannock Chase, exposed beams and a gas fireplace with tiled hearth and brickwork surround

**Family Room** 4.51 x 3.96m (approx. 14'9 x 12'11)  
Another spacious living room having sliding doors opening to the rear aspect with views and a gas fireplace set to oak surround. A doorway leads to the staircase rising to the first floor and this room showcases a wealth of character, having traditional oak panelling and feature leaded stained glass doors opening into:

**Dining Kitchen** 5.84 x 2.93m (approx. 19'1 x 9'7)  
Comprising a range of wall and base units with complementary worktops over, housing inset sink with side drainer and spaces for appliances including dishwasher, fridge and fridge freezer, and integral appliances including double oven and induction hob. The kitchen has a window to the front, laminate flooring and a door opening out to the rear terrace and gardens

**Utility** 2.93 x 2.06m (approx 9'7 x 6'9)  
Fitted with base units having inset sink and spaces for washing machine and tumble dryer, with a window to the front and a **Walk in Pantry** housing shelving and the wall mounted boiler







**Ground Floor Bathroom** 2.46 x 1.67m (approx. 8'0 x 5'5)

Fitted with a white suite comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with a fitted mirror with vanity lighting, a chrome heated towel rail and an obscured window to the front

Stairs rise to the **First Floor Landing** where there is a window to the front aspect with fitted dressing table below and doors open to a useful **Laundry Cupboard**, to a double wardrobe and to eaves storage. Leading off into:



**Master Bedroom** 4.01 x 3.63m (approx. 13'2 x 11'10)

A spacious double bedroom having a window to the rear aspect enjoying stunning views towards Cannock Chase. A door opens into a **Cloakroom** fitted with a wash basin set to vanity unit, WC and an obscured window to the front

**Bedroom Two** 3.94 x 3.17m (approx. 12'11 x 10'4)  
Another good sized double room having a window to the rear with idyllic views

**Bedroom Three** 5.09 x 2.96m (approx. 16'8 x 9'8)  
A third double room having dual aspect windows both enjoying an open aspect and a fitted wardrobe







**Outside**

Double gates open from Stonehouse Road into a generous driveway where there is parking for a number of vehicles. A wall encloses the well tended front garden, there is access into the garage and there is a water point to the front aspect

**Detached Garage** 8.42 x 2.6m (approx. 27'7 x 6'8)

With manual double entrance doors, power and lighting, the garage benefits from an additional lean to store room

**South Facing Gardens**

Extending to a generous size, the rear garden is laid to an elevated terrace with steps leading down to lawns. There are two garden sheds included in the sale, one of which has power, and the garden enjoys an excellent degree of privacy to all sides. There is exterior lighting and a gate leading to the front aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**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.