



New Forge, Blithbury Road, Hamstall Ridware, WS15 3RR

Set in the heart of this tranquil rural village is New Forge, a beautifully presented detached home showcasing extended and high specification interiors, three double bedrooms and a secluded garden plot with open views to the rear. Having been substantially refurbished and remodelled by the existing vendors, this immaculate detached home offers versatile interiors with contemporary open plan living and the potential for a work-from-home space. The interior comprises briefly reception hall, lounge, snug/playroom/study, open plan Mereway kitchen, a stunning family living and dining room and cloakroom to the ground floor, with three double bedrooms and a family bathroom set to

the first floor. Outside there is parking to the fore of a large double garage, and the rear garden overlooks open countryside views to the rear. New Forge is serviced by mains gas central heating and double glazed windows, and offers an excellent opportunity to acquire an impeccably finished home in this peaceful rural community.

The rural village of Hamstall Ridware is nestled within picturesque Staffordshire countryside with the village home to amenities including the Shoulder of Mutton pub, a private fishery and historic village church. The Cathedral City of Lichfield is easily accessible, being home to an excellent array of shopping

and leisure facilities and nearby commuter routes include the A515, A38 and M6 Toll provide convenient access to towns and cities including Burton on Trent, Lichfield, Birmingham and Derby. Rail connections can be found in Lichfield providing direct access to Birmingham and London and the International airports of Birmingham and East Midlands are also within an easy drive. A good selection of schools are available including Henry Chadwick Primary school and The Hart School in Rugeley, with independent schools close by including Smallwood Manor, Abbots Bromley and Repton.

- Detached Home in Peaceful Village
- Beautifully Refurbished & Extended
- Tranquil Setting & Countryside Views
- Two Spacious Reception Rooms
- High Spec Open Plan Kitchen
- Impressive Family Dining & Living Room
- Reception Hall & Refitted Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Well Tended Rear Garden
- Rural Views to Front & Rear
- Parking & Double Garage with Utility
- Desirable Rural Setting
- Well Placed for Local Amenities & Commuter Routes



Original solid oak double doors open from the front aspect into the **Reception Hall** 3.05 x 1.8m (approx. 10'0 x 5'10), having stairs rising to the first floor, oak flooring, a useful fitted storage cupboard and doors leading into:

Lounge 5.5 x 3.84m (approx. 18'0 x 12'7)

A spacious reception room having bay window to the front, a feature exposed stone fireplace housing an open fire and double doors into the **Family Living & Dining Room**

Snug 3.66 x 2.88m (approx. 11'11 x 9'5)

A versatile space ideal as a study, playroom or snug, having a useful fitted cupboard and doors into:

Open Plan Kitchen 5.8 x 4.3m (approx. 19'0 x 14'1)

Beautifully extended and refitted, this high specification Mereway Kitchen comprises a range of gloss wall and base units with Silestone worksurfaces over, housing a range of integral Bosch appliances including dishwasher, fridge freezer and microwave. The Fisher & Paykel double range cooker with gas hob over and extractor hood above is included in the sale, and the island unit houses an inset Franke stainless steel sink and a solid Zabrano wood topped breakfast bar. Porcelain tiled flooring extends throughout, skylights provide plenty of natural light and double doors open out to the rear gardens

Family Living & Dining Room 7.54 x 3.2m (approx. 24'8 x 10'5)

Another immaculate and generous living space having bifold doors out to the rear gardens, porcelain tiled flooring and access into the **Snug** and **Lounge** via glazed oak double doors. The formerly glazed roof has been replaced recently with an insulated solid roof and this space offers ample room for both living and dining areas

Cloakroom

Fitted with vanity wash basin and WC, with tiled flooring, tiled splash backs and an obscured window to the front





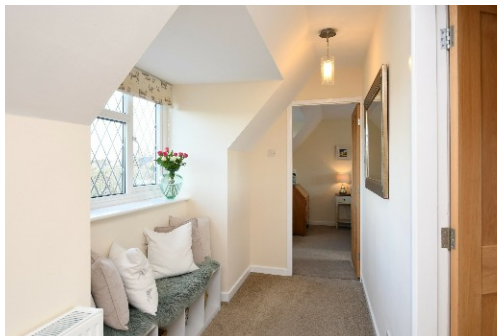
Stairs rise to the first floor **Landing** where there is a window to the rear aspect overlooking idyllic views. Doors open into:

Master Bedroom 5.5 x 3.2m (approx. 18'1 x 10'5)
A spacious principal bedroom having dual aspect windows and a range of fitted wardrobes

Bedroom Two 4.4 x 2.07m (approx. 14'4 x 10'1)
Another generous double room having window to the front aspect

Bedroom Three 3.73 x 2.83m (approx. 12'2 x 9'3)
With a window to the front aspect

Bathroom 3.23 x 2.24m (approx. 10'7 x 7'4)
Comprising a traditional style suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, an obscured window to the rear and a large fitted **Airing Cupboard**









Outside

New Forge lies in the heart of Hamstall Ridware on a generous plot with dual aspect rural views. To the front aspect is a block paved drive with parking for a number of vehicles next to beautifully tended lawned gardens. Double doors open into the **Reception Hall** and gated access to the side leads to the rear garden

Double Garage 5.4 x 4.52m (approx. 17'9 x 14'10)

With manual oak entrance doors, power, lighting and a courtesy door to the side. In the garage there is a **Utility Space** housing providing for a fridge freezer, washing machine and tumble dryer

Gardens

Enjoying idyllic views over rural fields, the safely enclosed rear garden extends to a generous size and is laid to a paved terrace, lawns and neatly stocked borders. The garden shed is included in the sale and there is exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.