



Prospect Cottage, Lower Way, Upper Longdon, WS15 1QQ

Residing within this tranquil Cannock Chase village is Prospect Cottage, an executive detached residence offering extensive and well presented interiors, four/five spacious bedrooms and outside space including delightful elevated rear gardens with direct access onto the Chase. Forming part of a select development of uniquely designed homes, this elegant detached residence has been upgraded to include a new kitchen, new utility and two refitted en suites, and offers versatile interiors ideal to suit a growing family also needing a dedicated work-from-home space. Prospect Cottage is serviced by mains

gas central heating and double glazed windows.

The entrance hall opens to the ground floor level which consists of the bedroom space, with stairs rising to the first floor accommodation. An open plan breakfast kitchen leads into two well proportioned reception rooms, both having access out to the rear gardens, with a versatile study offering either a work from home space or potential fifth bedroom. Also to the first floor are a utility room and shower room. From the spacious ground floor hallway, doors open into four well proportioned double bedrooms, two

of which benefit from a private refitted en suite, and a family bathroom. outside, there is a double garage as well as private parking, and the rear garden is bordered by mature woodland providing plenty of privacy, with gated access leading out onto Cannock Chase.

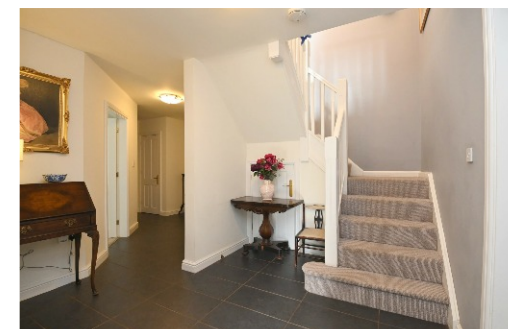
The desirable village of Upper Longdon lies within a designated Area of Outstanding Natural Beauty, being ideally placed for both surrounding leisure pursuits and local amenities. Within this tranquil rural village is the Chetwyn Arms, a popular pub and restaurant which is within walking distance,

and additional shopping, convenience and leisure amenities can be found nearby in the local Cathedral City of Lichfield which lies around 10 minutes drive away. There are a range of excellent independent schools in the area including Longdon Hall and Lichfield Cathedral the property lies within the catchment area for the highly regarded The Friary High School in Lichfield. 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 Village Residence
- Extensive & Versatile Accommodation
- Desirable Cannock Chase Setting
- Open Plan Breakfast Kitchen
- Two Reception Rooms
- Utility & Shower Room
- Study/Bedroom Five
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Double Garage & Parking
- Secluded Rear Gardens
- Direct Access onto Cannock Chase
- Well Placed for Local Amenities & Commuter Routes

A **Porch** leads in turn into the spacious ground floor **Reception Hall**, having tiled floor, clothes cupboard, **Cloaks Cupboard**, **Airing Cupboard** housing Megaflow water heating system and doors opening into the bedrooms and bathroom



Stairs rise from the **Reception Hall** to the first floor, where the living accommodation resides

Dining Kitchen 6.3 x 4.0m (approx. 20'6 x 13'0)

A fabulous open plan space refitted with a range of Shaker style wall and base units with granite work surfaces over, housing a Belfast sink, a range cooker and integrated appliances including microwave, fridge and dishwasher. There is space for an American fridge freezer and the kitchen has tiled flooring, windows to two sides and a door opening into the **Utility**. The **Family Room** has a gas fireplace and leads open plan style into;

Utility 2.97 x 1.91m (approx. 9'9 x 6'3)

Having been refitted with a units coordinating with those of the kitchen, having a Belfast sink and spaces for housing an a washing machine and tumble dryer. Also having tiled flooring and a window to the rear

Dining Room 4.7m x 3.9m (approx. 15'6 x 12'9)

An ideal playroom, second sitting room or formal dining space, having windows overlooking the garden and double doors opening out to the rear

Lounge 5.99 x 5.69m (approx. 19'8 x 18'8)

Accessed via double doors from the **Inner Hall**, this generous and well presented reception room having windows to two sides, a living flame gas fireplace and French doors opening out to the rear gardens

Study/Bedroom 3.81 x 2.59m (approx. 12'6 x 8'6)

An ideal home office or fifth bedroom, having a window to the front

Shower Room

Doubling as a guests WC, having white suite fitted with wash basin, WC and corner shower. With tiled flooring and an obscured window to the rear



From the ground floor **Reception Hall**, doors open into:

Master Bedroom 5.99 x 3.5m (approx. 19'8 x 11'6)
A spacious double room having two double wardrobes, a dressing table and a window to front aspect. With private use of:

En Suite

Fitted with a modernised suite having wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls and a chrome heated towel rail

Bedroom Two 4.7 x 3.25m (approx. 15'5 x 10'8)
Having two double wardrobes and a door opening into:

En Suite

Refitted with a modern white suite comprising wash basin and WC set to vanity units and a separate shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front

Bedroom Three 5.97 x 2.87m (approx. 19'7 x 9'5)
Having fitted wardrobes and windows to the front and side aspects

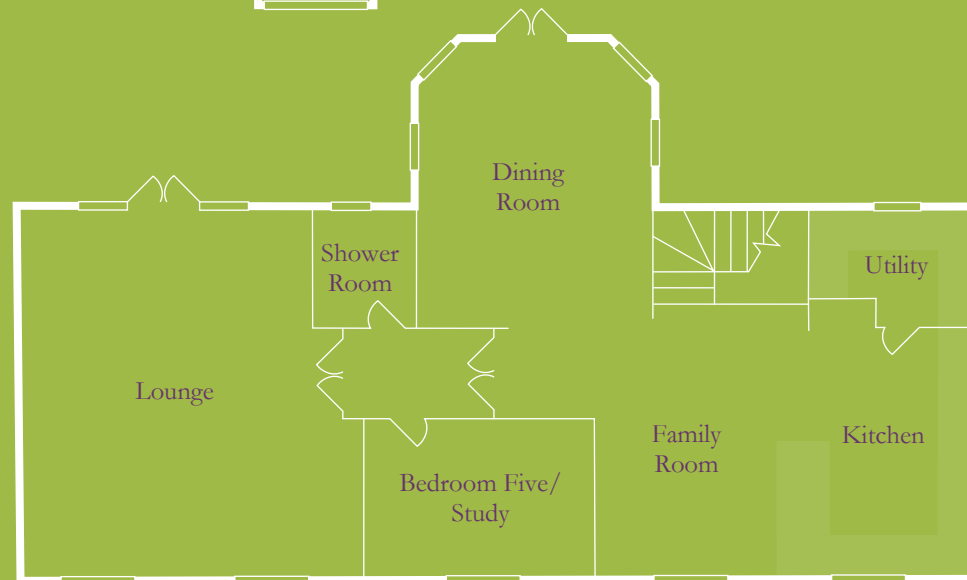
Bedroom Four 4.7 x 2.64m (approx. 15'5 x 8'8)
A fourth double room having fitted wardrobes and a bay window to the front

Family Bathroom

Having white suite comprising wash hand basin, low level WC, panelled bath with corner shower, half tiled walls and chrome heated towel rail







Outside

To the front, Prospect Cottage, a block paved driveway provides off road parking for two/three vehicles as well as access into the garage. Steps rise to the far side of the property, giving gated access into the rear garden

Double Garage 5.59 x 5.46m (approx. 18'4 x 17'11)

Having twin up and over entrance doors, power and lighting

Secluded Rear Garden

Enjoying an excellent degree of privacy, the garden is laid to a decked terrace, lawns and terraced flowerbeds, all bordered by mature foliage and woodland. There is outside lighting and a cold water tap, and a gate opens directly onto Cannock Chase



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.