

Newbury House

Hayfield Hill, Cannock Wood, Burntwood, WS15 4RP





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This beautifully appointed detached family home is situated on an exclusive new development of just three properties built by the multi-award winning developers Firstpost Homes. It has 5 bedrooms, 4 bathrooms and enjoys stunning views over Gentleshaw Common.



Hayfield Hill is a small exclusive development of just three individual residences positioned in an enviable location within Cannock Wood. Best known for its semi-rural lifestyle, the beautiful Castle Ring is only a short walk away offering stunning views over Cannock Chase, an area designated as a place of outstanding natural beauty. The village is approx. 3 miles from Burntwood and just 7 miles from the Cathedral City of Lichfield, both of which offer a range of primary and secondary schools, supermarkets, doctors, shops plus entertainment and fitness facilities.

Accommodation – Entrance door opens into the impressive reception hall with a large storage cupboard, oak staircase leading to the first floor and doors off to the ground floor accommodation including the guest's cloakroom.

Double doors open to the spacious living room with a fitted gas fireplace, walk-in bay window and double doors to a separate dining room that has French doors out to the rear garden.

Accessed off the hall or dining room is the stylishly appointed open plan living and dining kitchen, equipped with an extensive range of base and wall units, several integrated appliances and contemporary gloss worktops with an island breakfast bar to match. The dining and living area offers a fabulous space ideal for modern day living having dual aspect windows and bi-folding doors out to the rear garden. A door leads to the adjacent utility room complete with integrated washing machine and tumble dryer together with a door out to the side.

The first floor galleried landing leads to five bedrooms, the master bedroom has a walk-in wardrobe and luxuriously appointed en suite bathroom with four-piece suite and a chrome towel rail. There are four further bedrooms, two of which have their own en suite shower rooms and all offer walk-in or built-in wardrobes. Completing the first floor is a spacious family bathroom with a contemporary four-piece suite and chrome towel radiator.

To the front is a lawned garden and large block paved driveway leading to the integral double garage. Side gated access leads to the private rear garden that has a paved patio and turfed lawn enjoying open views over the surrounding countryside.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/070920121







Agents' Notes

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John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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Site Layout - Hayfield Hill, Cannock Wood