

# Sandown House

Hayfield Hill, Cannock Wood, Burntwood, WS15 4RP





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This executive detached family home is situated on an exclusive new development of just three luxury homes built by the multi-award winning developer Firstpost Homes. It offers 5 bedrooms, 4 bathrooms, a paddock and 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** - An open recessed porch gives access to the impressive reception hall having an oak staircase to the first floor, a large storage cupboard and doors to the ground floor accommodation including a guest's WC.

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

Accessed off the hall or dining room is the stylish open plan living and dining kitchen, a perfect space for entertaining family and friends with dual aspect windows and bi-fold doors out to the rear garden. The kitchen area is equipped with an extensive range of base and wall units, several integrated appliances and contemporary gloss worktops with an island breakfast bar to match. 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 has a further storage cupboard and leads to the five bedrooms, the master bedroom has a walk-in wardrobe and luxuriously appointed en suite bathroom with a 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 tarmac driveway extending to the side of the property leading to the detached double garage and has direct access to the adjacent paddock. The rear garden has a paved patio and good sized lawn enjoying open views over Gentleshaw Common.

**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.

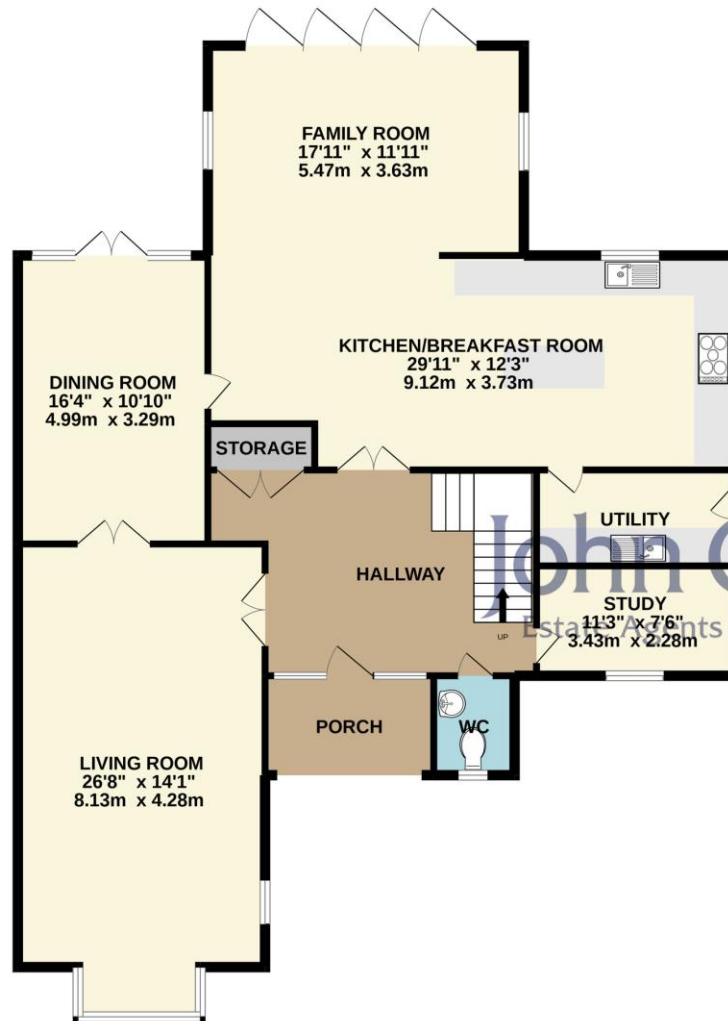
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/070920121

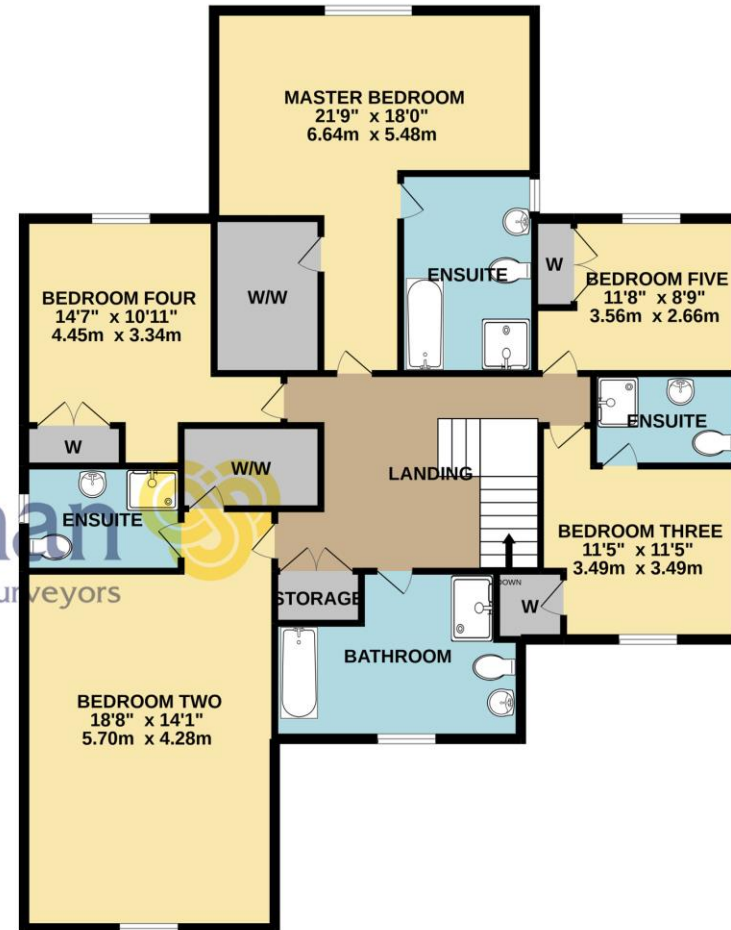




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Site Layout - Hayfield Hill, Cannock Wood

### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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