



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Brook End, Longdon, Rugeley

£595,000

3 1 3



Welcome to The School House, and your first lesson of the day is Geography and today, you'll be learning about Longdon. A pretty and quiet village with great access to both Rugeley and Lichfield, with one of the area's most popular restaurants, The Swan With Two Necks. There is also a village primary school, all of which makes Longdon a hugely popular spot. Lesson two is architecture, and I think it's plain to see that this property is a real 'chocolate box' style detached cottage, that sits in a very generous, mature plot with a garage, ample parking and double bay stable block. The accommodation comprises an entrance porch, through entrance hall with two superb reception rooms, a conservatory, kitchen and ground floor bathroom, whilst upstairs are three double bedrooms. There is huge scope to extend (subject to gaining the necessary permissions) especially with the property sitting in such an attractive spot. Lesson three is history, and as you'll see the second you walk into this wonderful cottage which dates back to 1863, there is character and period features right throughout. This really is a property that ticks a lot of boxes that so many others don't so our advice...don't let there be a fourth lesson. The lesson you'll learn for being too late, and missing out on this superb home, so book in an early appointment to avoid disappointment.

**Living Room** - 4.32m x 3.33m (14'2" x 10'11")

**Conservatory** - 4.53m x 4.52m (14'10" x 14'9")

**Dining Room** - 3.33m x 3.33m (10'11" x 10'11")

**Kitchen** - 3.07m x 3.08m (10'0" x 10'1")

**Ground Floor Bathroom**

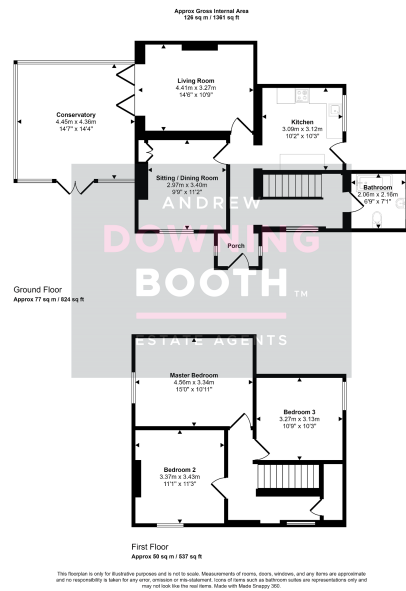
**Landing**

**Master Bedroom** - 4.39m x 3.35m (14'4" x 10'11")

**Bedroom Two** - 3.29m x 3.38m (10'9" x 11'1")

**Bedroom Three** - 3.04m x 3.12m (9'11" x 10'2")





- Three Double Bedroom Detached Cottage
- Highly Desirable Village Location
- Kitchen, Sitting Room / Dining Room & Superb Living Room
- A Property With Huge Potential & An Abundance Of Character Features
- Generous, Mature Garden, Garage & Stables
- Large Conservatory & Ground Floor Bathroom

