

Burwood,
Hill
Ridware,
Staffordshire.

Ratford, The Old Rectory
Rugeley

£415,000





Ratford, The Old Rectory, Blithfield Hall Estate

An elegant Georgian apartment within the historic Blithfield Hall Estate, featuring a remarkable Milford Kitchens kitchen, private garden with views towards Blithfield Reservoir, double garage and beautifully preserved period character. Occupying a particularly special position within The Old Rectory, Ratford is an elegant first-floor apartment set within one of Staffordshire's most impressive period conversions. Surrounded by parkland, woodland and open countryside, this beautifully maintained home combines the character and proportions of a Georgian country house with the practicality of modern living.

The approach to the property immediately sets it apart. A private driveway winds through the historic Blithfield Hall Estate, passing mature woodland and open parkland before arriving at The Old Rectory itself. The striking Georgian façade and peaceful setting create a memorable first impression, whilst the apartment enjoys attractive views across the estate grounds and towards Blithfield Reservoir and the surrounding countryside beyond.



The current owners have invested significantly in the property during their ownership, carefully enhancing the accommodation whilst preserving the architectural details that make the apartment so distinctive. Original sash windows, decorative cornicing, panelled doors and stained glass features remain an important part of the home, sitting comfortably alongside the more recent improvements.

A generous reception hall provides an impressive introduction to the apartment and immediately sets the tone for the accommodation beyond. The proportions are typical of the Georgian period, with high ceilings, decorative cornicing and original panelled doors leading to the principal rooms.

A particularly attractive feature is the stained-glass screen and arched timber surround which forms a striking focal point at the far end of the hall. Beautifully preserved and rich in detail, it provides a glimpse through to the recently refitted kitchen and serves as a reminder of the craftsmanship found throughout the building. The hall is large enough to accommodate occasional furniture and display pieces, creating far more than simply a circulation space between rooms.

The drawing room is undoubtedly one of the apartment's most impressive spaces. Generous in scale and beautifully proportioned, it retains many of the architectural features associated with the Georgian period, including high ceilings, decorative cornicing, deep skirting boards and tall sash windows.

Three large windows draw natural light into the room and provide attractive views across the surrounding grounds and mature trees beyond. Window seats have been incorporated beneath the sash windows, creating pleasant places to sit and enjoy the outlook. A stone fireplace forms a natural focal point within the room, whilst the size and layout comfortably accommodate both seating and dining areas, making this a particularly versatile living space.

The kitchen has been completely transformed by the current owners and is one of the standout rooms within the apartment. Installed by Milford Kitchens, it combines bespoke cabinetry with high-quality finishes whilst respecting the character of the building. The units also have 24 years remaining on the guarantee. It has a Quooker Hot Water Tank and all of the appliances have manufacturers warranty guarantees still in place.



Floor-to-ceiling shaker-style units provide an exceptional amount of storage and are finished in a rich teal colour, complemented by brass handles and a matching library ladder which allows access to the upper cupboards. Quartz worktops and matching upstands run throughout, providing generous preparation space alongside integrated appliances and a Belfast sink positioned beneath the sash window.

Original features have been carefully retained, including decorative plaster cornicing and the apartment's beautiful arched doorway with stained glass panels, creating an attractive connection between the kitchen and the adjoining hallway. The result is a room that feels entirely in keeping with the age of the property whilst providing all the practicality expected of a modern kitchen.

The principal bedroom is a beautifully proportioned double room, retaining many of the architectural details found throughout the apartment. Decorative cornicing, high ceilings and a large sash window reinforce the Georgian character, whilst a built-in window seat provides an attractive spot from which to enjoy the outlook across the surrounding grounds.





The room offers ample space for freestanding furniture and is presented in a soft, neutral colour palette that complements the period features. An en suite shower room is accessed directly from the bedroom, providing both convenience and privacy.

The en suite shower room is fitted with a large walk-in shower enclosure, wash hand basin with vanity surround, WC and heated towel rail. Finished in neutral wall tiling, the room is both practical and well maintained, with decorative detailing that complements the character of the apartment.

The second bedroom is another well-proportioned double room and is currently arranged as both a guest bedroom and home office. The size of the room comfortably accommodates both uses, demonstrating the flexibility of the accommodation.

A large sash window provides attractive views across the grounds, whilst the high ceilings, decorative cornicing and original detailing continue the period character found throughout the apartment. Excellent storage is provided by two built-in double wardrobes, creating substantial hanging and shelving space without compromising the room itself.



The family bathroom has been thoughtfully updated and is finished in a timeless style that complements the character of the apartment. A panelled bath with traditional chrome fittings is set against half-height metro tiling, whilst a pedestal wash hand basin, WC and heated towel rail complete the suite. Patterned floor tiles add character and interest, whilst a recessed alcove provides useful storage.

Outside, Ratford enjoys advantages rarely associated with apartment living. To the rear is a private garden, carefully maintained and enjoying views towards Blithfield Reservoir and the surrounding countryside. It provides a peaceful place to sit, relax and enjoy the exceptional setting throughout the year.

The property also benefits from a double garage within the communal courtyard together with allocated parking. Two electric vehicle charging points have been installed, providing an increasingly valuable modern convenience.

The Old Rectory sits within approximately three acres of the historic Blithfield Hall Estate and remains one of the area's most distinctive residential settings. Surrounded by open countryside and just moments from Blithfield Reservoir, the property enjoys a peaceful rural setting whilst remaining remarkably convenient for everyday amenities.

The village of Abbots Bromley is only a short drive away and is widely regarded as one of Staffordshire's most desirable villages. Centred around its attractive village green, it offers a range of amenities including Antlers Coffee House, The Goats Head, The Crown, The Bagot Arms, a community-run village shop, cricket and football clubs, tennis courts, bowling green and Richard Clarke First School. The village is well known for its strong sense of community and year-round programme of events.

For day-to-day shopping, Rugeley is approximately ten minutes away and provides a wide range of supermarkets, independent shops, cafés and services. Rugeley Trent Valley railway station is also within easy reach and offers direct services to Birmingham, Stafford and London. Hixon is approximately ten minutes away and provides additional local amenities, whilst the nearby doctors' surgery and primary school are both conveniently accessible within around fifteen minutes.

The property is also well placed for access to Burton upon Trent, Lichfield and Uttoxeter, together with the A50, M6, M42 and wider motorway network, making it an excellent base from which to enjoy both rural living and convenient connections across the region.



