

FRENCHCROFT HOUSE WOOD LANE
ALDRIDGE
WS9 0ND


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This exceptional opportunity; French Croft Farmhouse, an exquisitely designed, detached home nestled on a coveted 3.4-acre plot.

Crafted with meticulous attention by the esteemed Qube architectural practice and the renowned Mercia Design and Build company. Known for their expertise in crafting luxury homes within the esteemed Four Oaks Estate, Mercia brings their signature style and craftsmanship to every aspect of French Croft Farmhouse.

The property offers ample space and versatility, with provision for the installation of two additional bedrooms and a bathroom on the second floor, should the new owner desire to expand the living space. Additionally, there is planning approval for the construction of an additional detached garage, gym, or home office.

- Smart Home AV Ready System
- WiFi system and hard wiring to each room
- Intruder alarm system monitored with East Midlands Alarm Receiving Centre
- Stunning semi-rural location with 360-degree countryside views
- Impeccable interiors and attention to detail
- Control 4 Systems Bespoke Siematic Kitchen

ACCOMMODATION

Ground Floor:

Entrance hallway
Sitting room
Guest WC
Study/bedroom 5
Open plan kitchen/dining area
Family room
Utility room
Velux/boot room

First Floor:

Landing
Principal bedroom with dressing room and ensuite
Bedroom 2 with ensuite
2 further bedrooms
Family bathroom

Garden and Grounds:

Integrated garage
Private electronic gates
Landscape designed garden with terrace
Gravel driveway with extensive secure parking
360-degree countryside views

Approximate Gross Internal Area: 4,448 Sq Ft (414 Sq M)

EPC Rating: B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This exceptional home is situated on an 18-acre estate that has been cherished by the same family for half a century. Within this enchanting setting, three prestigious barn conversions grace the landscape. It truly epitomizes the essence of a dream home.

Situated in the desirable and sought-after area in Mill Green, this property offers the perfect blend of semi-rural living and convenient access to nearby amenities. Set within a development of four exquisite brand-new country properties, it provides an exclusive and tranquil residential environment. Just a stone's throw away from Little Aston and the bustling Sutton Coldfield town centre, residents can enjoy the best of both worlds.

One of the key advantages of this location is its excellent connectivity, with easy access to major transportation routes such as the M42, M6, M6 Toll, and Birmingham International/NEC. This ensures convenient and swift connections for commuting or traveling to other destinations.

For dining and socializing, residents of French Croft Farmhouse are in close proximity to the highly regarded Plough & Harrow gastro pub, offering a delightful culinary experience and a charming atmosphere. A short walk away, this establishment provides the perfect venue for enjoying delicious meals and relaxing with family and friends.

Description of Property

Upon entering, the stunning reception hall welcomes you with oversized Italian porcelain tiles, setting the stage for the grandeur within. Underfloor heating throughout the ground floor, coupled with Italian porcelain tiling, adds to the allure and comfort of this exceptional residence.

The impressive open-plan kitchen and family room beckon, seamlessly integrating indoor and outdoor living with bifold and French doors leading to the south-west facing terraces. The Siematic Kitchen is a masterpiece of design, harmonizing effortlessly with the refined elegance of the space. A large island, adorned with a Carrera marble work surface and wood inlays, commands attention and is ideal for entertaining. Bespoke details like the floor-to-ceiling display cabinet with walnut interior and chrome and glass doors lend an air of exclusivity. Integrated Siemens appliances, including four ovens, a vegetable steamer, microwave, wine cooler, Quooker tap, fridge, freezer, and dishwasher, ensure culinary excellence.

The utility room, fitted with matching Siematic units and Carrera marble worktops, provides practicality without compromising on style.

Adjacent to the dining area, the stunning family area bathes in natural light from the oversized roof lantern, leading to the sunken side garden - a serene and picturesque retreat. The statement funnel fireplace between the dining and family rooms exudes warmth and charm, creating an inviting ambiance.

Through impressive double walnut doors lies the elegant sitting room, featuring a handmade stone fireplace with a Chesney wood-burning stove - an ideal space for both formal gatherings and cosy relaxation, with sweeping views of the open fields.

The generously sized study, adorned with fitted bookcases and scenic vistas, offers a tranquil workspace away from the bustling entertainment areas. A

downstairs WC and boot room, connecting to the double garage, complete the ground floor amenities.

Ascending the stunning walnut staircase, you'll find a spacious landing illuminated by natural light, offering picturesque views of the surrounding countryside.

The master bedroom suite boasts a Juliet balcony overlooking the idyllic open countryside, complemented by a lavish en suite bathroom featuring an oversized wet area, drench shower, and freestanding bath - all adorned with exquisite Porcelanosa tiling. The bedroom benefits from having air conditioning and a luxurious walk-in wardrobe/dressing room completes this opulent retreat.

Two additional double bedrooms, each offering delightful views of the rear garden. Bedroom 3 boasts an ensuite bathroom, uniquely designed with a separate entry to the family bathroom and Bedroom 2 has its own ensuite; both adorned with Porcelanosa suites and fittings. Bedroom 2 also benefits from air conditioning.

Bedroom 4 is currently being utilised as a dressing room which has been beautifully fitted out.

For those seeking expansion possibilities, the vast loft space can accommodate two additional double bedrooms and a bathroom, with existing services in place.

Gardens and Grounds

The imposing facade of this residence commands attention, nestled behind electric gates along a serene lane, offering unparalleled 360-degree panoramic views of the surrounding countryside.

At the front of the property, a vast gravel driveway sets the stage for grandeur, providing ample parking for up to approximately 10 cars.

Step into a verdant oasis of tranquility with our meticulously landscaped garden, a harmonious blend of nature's finest offerings. Embark on a sensory journey amidst a rich tapestry of shrubs, plants, and trees, each meticulously selected to create a picturesque panorama that delights the senses. At the heart of this botanical marvel lies a central oblong water feature, its gentle ripples adding a soothing cadence to the ambiance. Whether seeking solace or socialising with loved ones, the garden offers the perfect sanctuary to unwind and reconnect with nature.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Mill Lane, turn right onto Chester Road/A452, turn right onto Wood Lane, French Croft Farmhouse is located on the right hand side.

Distances

Sutton Coldfield - 4.7 miles

Birmingham - 13.3 miles

Lichfield - 7.3 miles

Birmingham International/NEC - 18.5 miles

M6 (J6) - 10.7 miles





(Distances approximate)

Terms

Tenure: Freehold

Local Authority: Lichfield District Council

Tax Band: G

Average area broadband: 67 Mbps

Viewings: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: May 2024

Particulars prepared: May 2024



French Croft Farmhouse, Wood Lane, Walsall

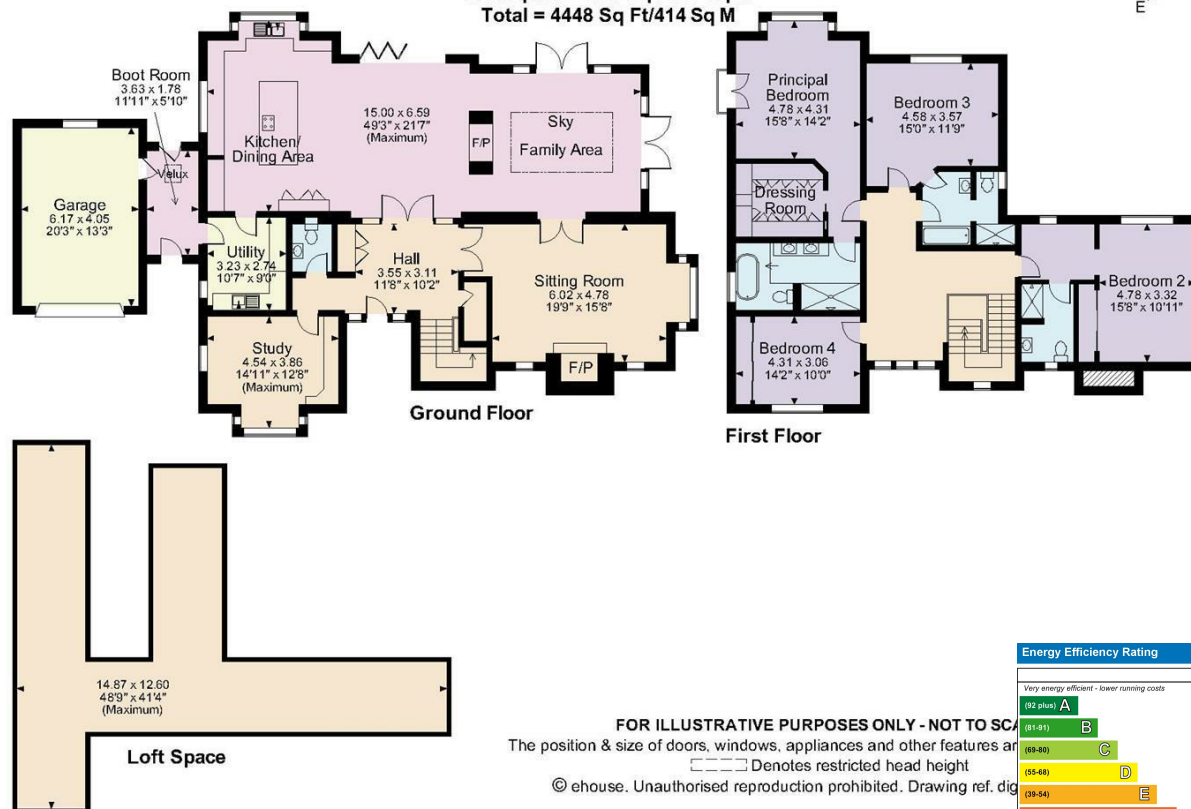
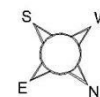
Approximate Gross Internal Area

Main House = 3355 Sq Ft/312 Sq M

Garage = 269 Sq Ft/25 Sq M

Loft Space = 824 Sq Ft/77 Sq M

Total = 4448 Sq Ft/414 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate.
--- Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A	91	9
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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