

MANLEY CROFT SAWPITS LANE
LITTLE HAY
LICHFIELD
WS14 0PX


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A generous and well-located bungalow nestled in private grounds with open views across fields towards Little Hay village.

Main House

- Enclosed Porch
- Grand Entrance
- Dining Room
- Lounge
- Kitchen & Breakfast Room
- Family Room
- Hallway Storage Closet
- Utility Room
- Hallway to Bedrooms
- Principal Bedroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

Annex

- Lounge / Office / Dining Room
- Kitchenette
- WC

Gardens and Grounds

- Entrance Gate and Driveway
- Secondary Gated Entrance
- Detached Four-Car Garage
- Rear Garden Patio
- Lawned Rear Garden
- Mature Trees and Evergreens

If you'd like, I can also format this as a polished brochure-style bullet list, or help rewrite the full property description.

EPC rating: D

Approximate total Floor area: 3480 Sq. Ft or 323.3 Sq.

Meters

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

The property is situated in Little Hay, a small and highly sought-after hamlet set within the rural outskirts of Sutton Coldfield and conveniently positioned between Shenstone, Stonnall, and the historic City of Lichfield. Little Hay offers an attractive blend of countryside living with excellent access to nearby villages, towns, and transport links.

Little Hay benefits from its proximity to Shenstone, which provides fast connections to major routes including the A38, A5, M6, M6 Toll, M42, and Birmingham International/NEC. Shenstone railway station, located on the Cross-City Line, offers direct services to Lichfield City and Birmingham city centre, making the area ideal for commuters.

Nearby Shenstone and Stonnall offer a selection of everyday amenities including pubs, local shops, a doctor's surgery, chemist, dentist, library, and post office. The property is also well placed for access to Lichfield, with its excellent choice of shops, bars, cafés, and restaurants, as well as Sutton Coldfield, home to the Gracechurch Shopping Centre and a wide range of dining options. Close by, Mere Green provides further convenience with M&S, Sainsbury's, and the popular Mulberry Walk development hosting a variety of eateries and cafés.

Schooling in the surrounding area includes King Edward VI School, The Friary School, Lichfield Cathedral School, and Greysbrooke Primary School. Tenants are advised to check with the Local Authority for the most up-to-date information on school catchment areas.

Description of Property

Manley Croft sits within just under an acre of private grounds, bordered by woodland on three sides, and is located on Saw Pits Lane, a small country lane and bridleway accessed from Little Hay Lane.

Public footpaths from Saw Pits Lane lead across open fields to Little Hay Village, home to the well-regarded Hollybush Pub. Approached through a secure entrance gate is the private driveway, providing generous parking for multiple vehicles. A continuation of the driveway leads to additional access to a detached double garage, tandem in length providing parking for up to 4 vehicles with side-access doors.

The main entrance opens into an enclosed porch and a large central hallway that connects the principal living areas. These include a dining room, a lounge with French doors to the rear

garden, a kitchen and breakfast room, and a family room with double doors opening onto the rear patio. Additional practical features include a hallway storage closet, a utility room with an adjoining pantry, and an internal hallway leading to the bedroom accommodation.

The bedroom wing comprises a principal bedroom accessed via a private lobby shared with bedroom four; this bedroom includes a walk-in dressing room, an ensuite shower room, and built-in wardrobes. Bedroom two is positioned off the main hallway at the front of the property, while bedroom three has its own entrance hallway and storage closet. Bedroom four, also accessed from the private lobby, includes an ensuite bathroom and overlooks the rear garden. A family bathroom serves the remaining bedrooms.

The property also includes a self-contained annex, suitable for guest use, multigenerational living, or home-working requirements. The annex features a flexible lounge/office/dining space, a kitchenette, and a WC.

Gardens and Grounds

The gardens and grounds include a rear patio area and an extensive lawned garden, set against a wooded backdrop that borders the property on three sides. To the front, the outlook opens onto rolling fields with views towards Little Hay village, creating a peaceful rural setting. The surrounding woodland supports a variety of wildlife, with deer and other species frequently seen in the area.

Services

Mains water, mains electricity, Oil central heating and Septic tank.

Directions

Situated off the A38 as sign posted Little Hay. Proceed under the bridge in the direction of Shenstone taking a left turn along Sawpits Lane. Continue to the very end of the track and the property is situated on the right hand side. (CAUTION - The access to this property may not be suitable for all vehicles)

Terms

- Tenure: Freehold
- Local authority: Lichfield City Council
- Tax band: F

Viewings

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

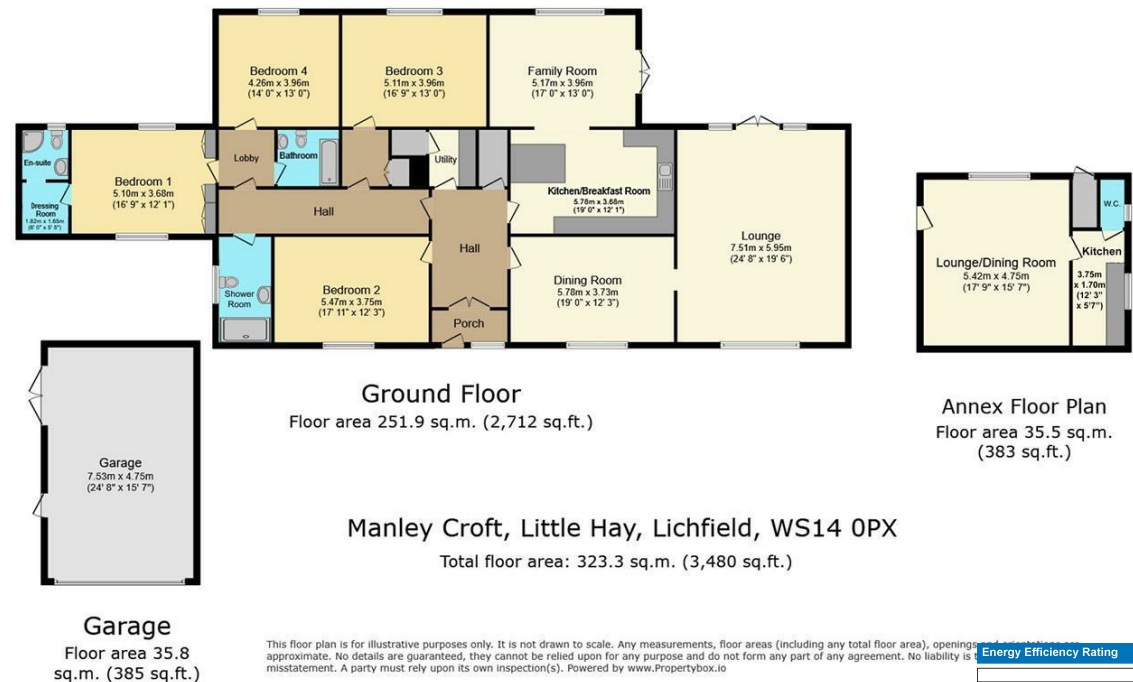




Disclaimer

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 tenancy.

- Photographs taken: November 2025
- Particulars prepared: November 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		61
(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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