

Rangemore Hall Mews

Rangemore, DE13 9RE

John 
German





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£325,000

This beautiful mews home is located in the grounds of the historic Rangemore Hall with an abundance of character and is stylishly modernised throughout.



John German are delighted to offer for sale this fantastic property situated in Rangemore Hall Mews in a location surrounded by idyllic countryside that is accessed via a private road through impressive maintained communal gardens. The property is conveniently situated close to the A38 and major roads linking Burton on Trent, Lichfield, Derby and Birmingham. There is also a wide variety of amenities nearby at Barton Under Needwood.

Step through the main entrance door into a spacious hallway which has oak wooden flooring and a chrome antique French style glass chandeliers situated at the centre point of the ceiling. The kitchen has been modernised throughout and is made up of high gloss fitted cabinets that wrap around three walls with a granite worktop. There is an integrated oven/hob situated in between the cabinets as well as a useful wine cooler. The lounge has extensive space and is stylishly appointed with practical access into the garden via a single French door. Finishing off the downstairs accommodation is a useful WC and a storage room which is situated underneath the stairs.

On the first floor there is a generous landing which leads to three double bedrooms which are serviced by an en suite and a family bathroom both of which are superbly finished in a contemporary style. Additionally, there is an airing cupboard where you will find the boiler and ample space for any storage needs.

At the rear of the property you will find fantastic rural views over farm fields and a private courtyard together with a single garage and allocated parking.

Agents note: The entrance arch and railings in the communal gardens are Grade II listed.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1/1/1990 for 999 years. Service/maintenance charge £3189.60 per annum. Ground rent £50.

Property construction: Standard

Parking: Garage & allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Water treatment

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

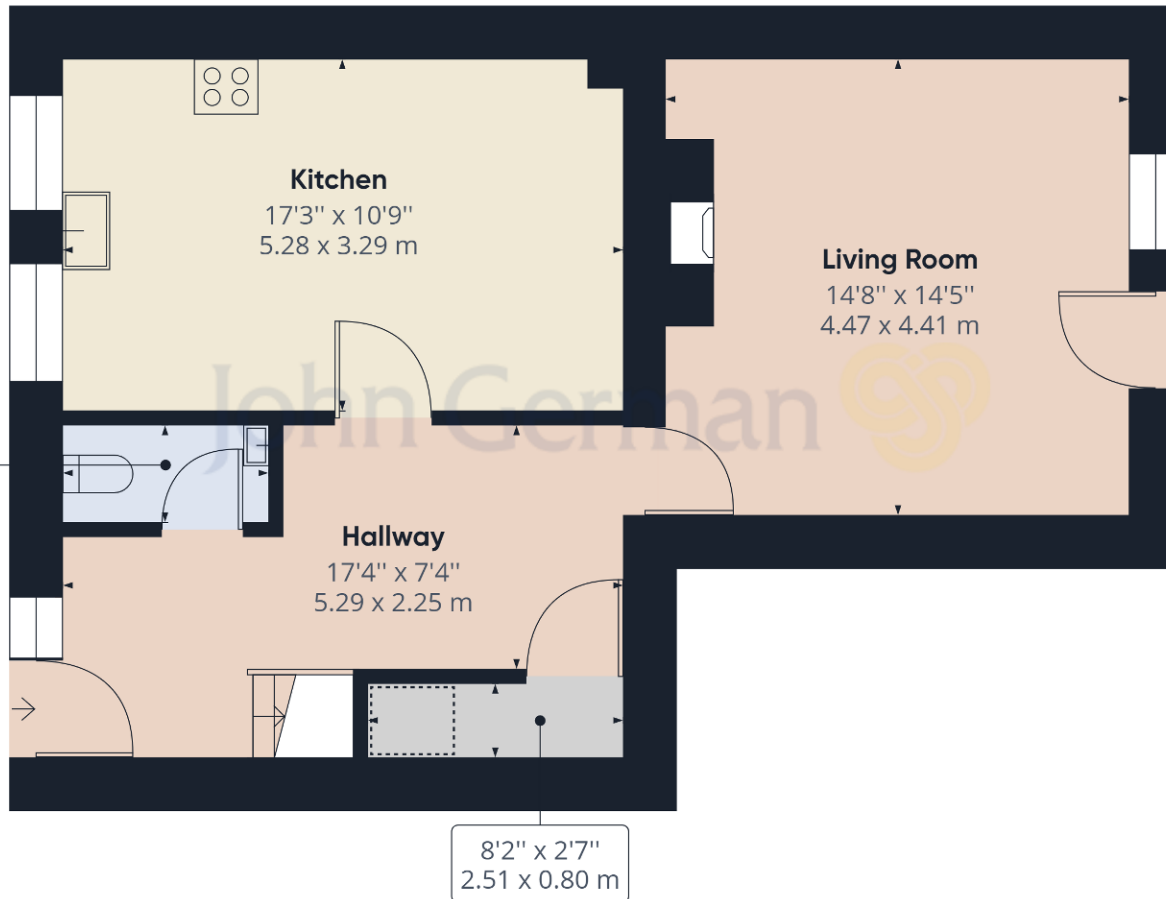
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26062024

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Ground Floor

Approximate total area⁽¹⁾

574.62 ft²
53.38 m²

Reduced headroom

6.81 ft²
0.63 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		



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