

Wood Lane

Yoxall, Burton-on-Trent, DE13 8PH

John German



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£625,000

A wonderful, individually designed and built detached family home in countryside surroundings, with John Taylor catchment, perfect for a growing family with highlights including five bedrooms, two en suites, family bathroom, spacious lounge, dining room/family room, open plan kitchen diner, driveway, double garage and gardens.

OAKWOOD
HOUSE

John German

This fabulous home, perfect for a family to grow into offers a spacious and versatile property with an abundance of accommodation and storage in a highly regarded semi rural location, handy for a wide range of amenities and countryside, together with John Taylor catchment and also being well situated for the nearby village of Barton under Needwood with its vibrant village centre, having a choice of pubs, places to eat and excellent schooling. The location is also well situated for the nearby centres of Uttoxeter, Derby, Burton on Trent, Lichfield and beyond.

Set behind a good expanse of block paved driveway providing ample off road parking, together with twin up and over front entrance doors opening into an integral double garage offering perfect space for a car enthusiast or for extra storage.

A canopy porch gives access to a front entrance door which opens into a welcoming reception hallway with feature staircase and lovely aspect up to the gallery landing and doors leading off to all ground floor accommodation. Double doors open into an impressive and spacious living room with fireplace providing the focal point, window framing views to front and French doors opening out to the rear gardens.

Further along the hallway is the second reception room which offers an ideal dining room to entertain, family room or an extra sitting room with French doors opening out to the rear gardens, and at the heart of the house there is a lovely open plan dining kitchen with a range of base and eye level units, work surfaces, space for appliances, French doors opening out to rear gardens and a generous dining or living area with window to side. Off the hallway is a useful utility room with additional appliance space and useful internal door to the garage, and completing the ground floor accommodation is the guest WC.

To the first floor the galleried landing has doors to five bedrooms, the master suite is impressive with fitted wardrobes across one wall providing plenty of storage and views across rear gardens to countryside beyond, together with an ensuite bathroom with a suite comprising panelled bath, shower cubicle, fitted vanity units with inset wash basin and concealed cistern WC, part tiled walls, towel radiator and window to front.

There is a well appointed main shower room fitted with shower cubicle, fitted vanity units with inset wash basin, WC and skylight pouring in plenty of natural light. Bedrooms two and three both offer fabulous and spacious double bedrooms perfect for teenagers, with a Jack and Jill ensuite style shower room, with bedrooms four and five both enjoying views to rear, and off the landing is a useful storage cupboard/airing cupboard.

There is a large loft space which is mainly boarded and has a light.

To the rear, the gardens are laid to lawn and there is also a useful additional hard standing to the side of the property.

Agents note:

- There is no mains drainage, we understand the property has a septic tank. Buyers would be advised to check its suitability.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas central heating

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

Broadband type: Fibre

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 G

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

Our Ref: JGA14042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

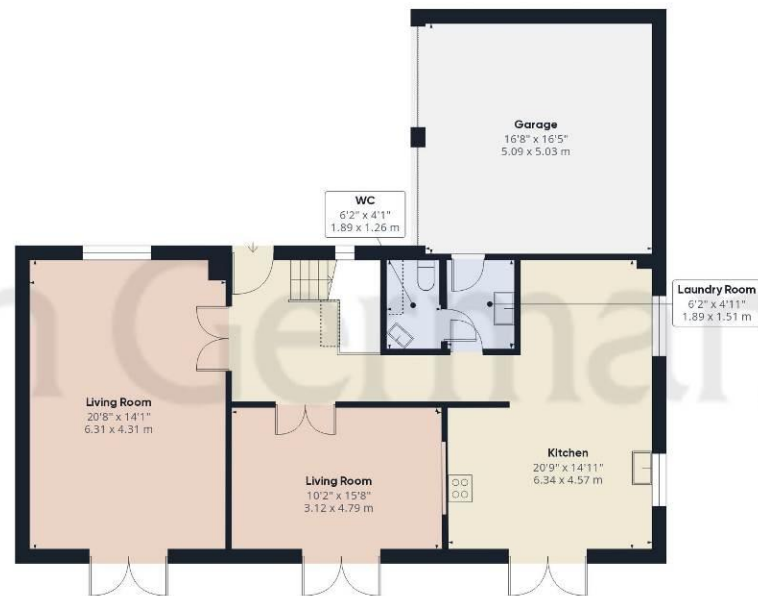












Ground Floor



Floor 1

Approximate total area⁽¹⁾

2317.37 ft²

215.29 m²

Reduced headroom

7.86 ft²

0.73 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



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