



Oaklands Wykin Lane,  
Stoke Golding,  
, CV13 6HW









£1,275,000

**GENERAL**

Oaklands is a country house of considerable character set in mature gardens and grounds extending to approximately 1.5 acres. The house, which is an absolutely idyllic setting, dates from the 1920s and has an interesting history having been built for the Hall family, owners of HJ Socks, who had their factory in Stoke Golding. The accommodation briefly includes three elegant reception rooms, a living kitchen, six double bedrooms, a large attic room and small cellar. Outside, there is a very impressive garage block with workshop attached, which may well have potential to be converted into an annexe, subject to the appropriate consents. The house is bounded on three sides by beautiful gardens with sweeping lawns, specimen trees and pretty well established flowers and herbaceous borders.





## LOCATION

Oaklands is located just outside the highly regarded village of Stoke Golding, the birth place of the Tudor dynasty. There are an excellent range of amenities in the village including two primary schools. Stoke Golding lies between Hinckley and Market Bosworth which both provide a wide variety of amenities. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 together with rail services from both Hinckley and Nuneaton.

## THE HOUSE

The accommodation is arranged over three floors as follows.

## ENTRANCE PORCH

With panelling and coricing to the ceiling. Front door opens into the reception hall.

## RECEPTION HALL

A magnificent introduction to the house with impressive staircase rising to the first floor, picture rail and central heating radiator. A door opens into the former servants' quarters. The heavy oak connecting door is particularly interesting as there is an intricate hinge mechanism ensuring the door closes silently.

## CLOAKROOM

Tiled floor, low flush lavatory, wash hand basin, understairs storage area.

## DRAWING ROOM

19' x 18'8"

A delightful room, the principal feature of which is the oak panelled fireplace housing a wood burning stove with cupboards and windows to either side. There are French doors opening onto the garden, coricing to the ceiling and a central heating radiator.

## DINING ROOM

18' x 14'

A handsome room with an open fireplace. There is a picture rail, coricing to the ceiling, ceiling rose and central heating radiator. (Measurements are into the bay).

## SNUG/HOME OFFICE

15' into bay x 10'

Formerly the servants' sitting room with the original Bell Pull panel. A secondary staircase rises to the first floor. Central heating radiator. (First measurement into bay).

## LIVING KITCHEN

28'6" x 9'10"

A superb open plan living kitchen. The kitchen area is fitted with a comprehensive range of oak fronted base and wall units incorporating an inset one and a half bowl sink unit. There is an oil fired Aga housed in the brick built chimney breast. Opening into the breakfast room. (Second measurement increases to 13'9")

## BREAKFAST ROOM

Central heating radiator.

## UTILITY

11'3" max x 11' max

There is a single drainer sink unit, plumbing for washing machine, tiled finish to floor housing the oil fired boiler. Door to garden.

## ON THE FIRST FLOOR

The oak staircase with half landing rises to the first floor.

## HALF LANDING

On the half landing, there is the superb stained glass picture window with window seat overlooking the back garden.

## MAIN LANDING

Opening off the landing are doors to the bedrooms.

## BEDROOM ONE

18'7" max x 14' max

Overlooking the gardens. There is an original fire surround, a bank of panelled wardrobes, wash hand basin and central heating radiator.

## EN-SUITE

Double shower enclosure, wash hand basin and low flush lavatory. Heated towel rail.

## BEDROOM TWO

18' max x 16' max

There is a bank of fitted wardrobes, picture rail, wash hand basin, original ornamental fire surround. Central heating radiator.

## BEDROOM THREE

15'5" x 10'5"

With pretty cast iron fire surround, walk in cupboard, wash hand basin set in vanity unit. Central heating radiator.

## BEDROOM FOUR

10' x 8'

Picture rail, central heating radiator.

## BEDROOM FIVE

11'1" x 8'7"

A double bedroom with central heating radiator.

## BEDROOM SIX

16' x 8'8" max

A superb child's room. Central heating radiator. (Second measurement is 5'6" measured to 5' eaves height).

## FAMILY BATHROOM

Shower enclosure with rainfall shower, corner bath, twin wash hand basins and low flush lavatory, two heated towel rails.





### ATTIC ROOM

26'10" x 14' (20'1" max)

A space with an immense amount of potential for alternative uses.

### OUTSIDE

Oaklands is very well screened and set well set back from the road with double wrought iron gates opening onto a stoned drive which splits into a 'in and out' drive separated by a small grass island with mature tree at the centre.

The drive leads to the GARAGE BLOCK and parking area to the front of the house.

### GARAGE BLOCK

29'8" x 22'1"

A very impressive garage block with workshop attached, which may well have potential to be converted into an annexe, subject to the appropriate consents.

TRIPLE garage with electric doors. Door to the WORKSHOP and secondary SINGLE garage.

### WORKSHOP

11'4" x 11'1"

### SECONDARY SINGLE GARAGE

18'4" x 11'1"

### GARDENS

The house is bounded on three sides by beautiful gardens with sweeping lawns, specimen trees and with a variety pretty well established flower, herbaceous borders and lovely private seating areas. There two terraces adjoining the house to catch the sun at various times of the day. There is a vegetable patch and green house which is included in the sale

### IMPORTANT NOTE

We understand foul drainage is to a private system.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

































AKI

LANDS











Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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