

Fosseway Lane  
Lichfield, Staffs, WS14 0AE

John German






# Fosseway Lane

Lichfield, Staffs, WS14 0AE

£750,000



An exciting and rare opportunity to buy a large period Grade II listed property that stands in 0.32 acre gardens in this sought after leafy green lane on the edge of the city, close to amenities. Georgian elegance throughout combined with potential to upgrade and personalise to personal taste.

Built largely we understand in around 1820 or so and attached in a limited area to adjoining Sandfields Lodge, this unique home is of a style and scale rarely found and is a wash with character and further potential. Many original features have been retained and the property is complimented by a mature and private garden with a gated driveway leading off Fosseway Lane.

There is a range of annexed outbuildings that whilst in need of renovation offer scope to create further accommodation, should it be required.

The main house entrance is side positioned and offers a small outer lobby that then extends into a large and imposing reception hall with original tiled floor, high ceilings, panelled doors and elegant spindle balustrade staircase leading up to the equally impressive split level first floor landing. Also leading off the reception hall is access to a good sized cellar.

With regard to reception rooms, there is a drawing room, dining room and sitting room, all with stone mullioned windows, traditional fireplaces and high ceilings. The drawing room also has double doors that lead to the rear garden and a superb bay window with original shutters. Both the dining room and sitting room also have boxed shutters.

Moving towards the kitchen and rear section of the property, you pass through a rear inner hall with two piece fitted guest cloakroom leading off.

The spacious breakfast kitchen has a full range of cream panel fronted base, wall and drawer units, hardwood block worktops, inset acrylic sink unit, built in double oven, electric hob, extractor hood, appliance spaces for a fridge freezer, washing machine and dishwasher, and ample space for a good size breakfast table and chairs.

The first-floor landing is an equally impressive partner to the reception hall as it is split level in design, part galleried and has two arched Strawberry Hill Gothic multi pane steel windows overlooking the rear garden. Leading off the rear landing area are a walk-in linen cupboard and storage cupboard.

The property offers four excellent sized double bedrooms with the master bedroom also having access to its own spacious dressing room. There are original fireplaces and stone mullion windows to three of the bedrooms and a two piece en suite shower room (in need of refitting) in bedroom three.

The large family bathroom has been refitted and offers a contemporary white and chrome suite to comprise bath with shower over, low level WC, vanity unit/wash hand basin and garden view window.

Also forming part of the property is a two-storey range of rooms that are accessed from a glass framed passageway and many years ago are understood to have been used as a small annex. All rooms are in need of total refurbishment but nevertheless offer interesting potential (see floorplan for room sizes and layout).

Outside, detached double garage.

Large and generous driveway with parking and turning for multiple cars with double gates at the entrance.

The overall plot size is approximately 0.32 of an acre and offers mainly lawned front and rear gardens with mature and privately hedged boundaries, shrubbery borders and various trees. There is also a lovely old greenhouse tucked away into the front far right-hand corner.

**Agents note:** There is a flying Freehold whereby bedroom four is positioned above a room belonging to Sandfields Lodge.

The property is Grade II listed.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank shared with Sandfields Lodge

**Heating:** Oil

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

**Broadband type:** Open reach Full Fibre Ultra-fast

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:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/19082024

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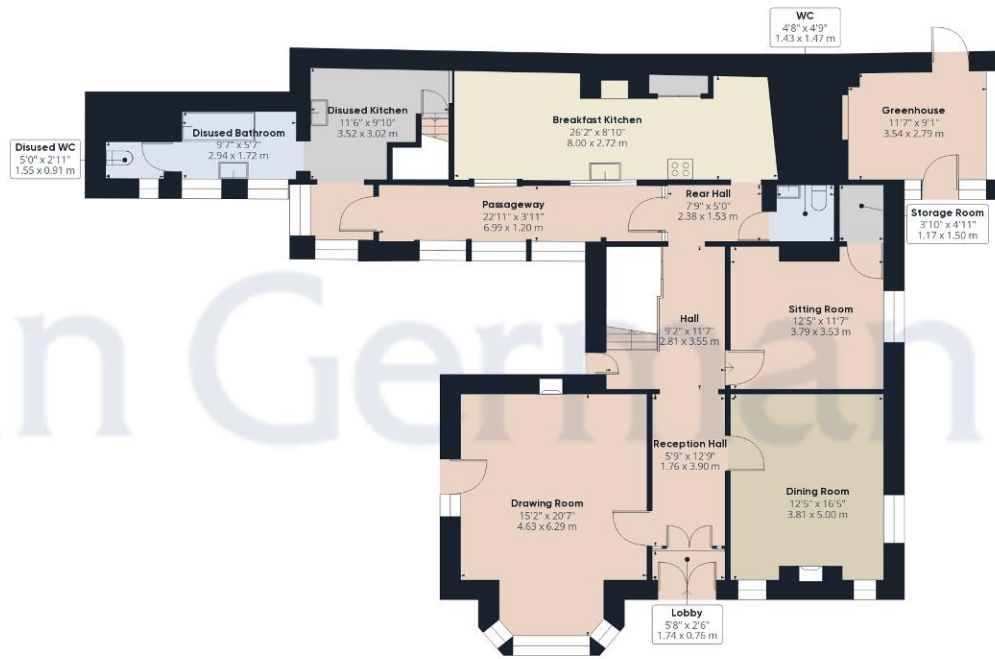












Ground Floor

Approximate total area<sup>(1)</sup>

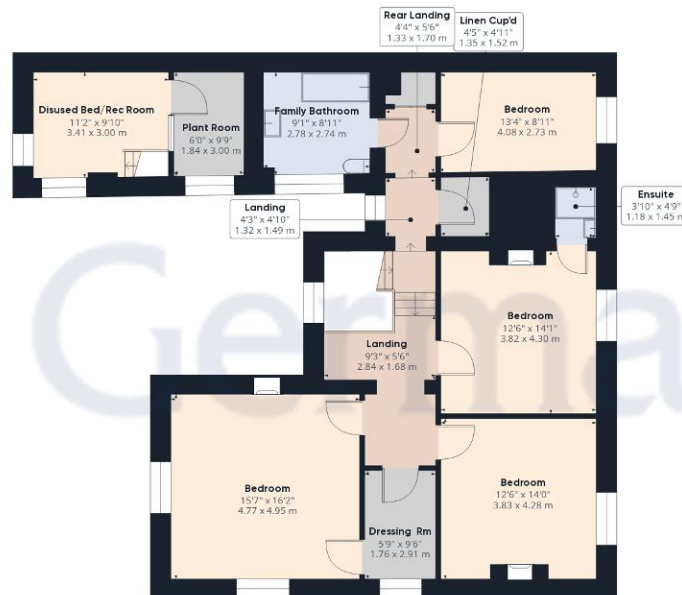
2768.69 ft<sup>2</sup>

257.22 m<sup>2</sup>

Reduced headroom

0.65 ft<sup>2</sup>

0.06 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360



**Agents' Notes**

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**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.

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John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



