

Tudor Croft

Brown's Lane, Yoxall, Staffordshire, DE13 8NW

John 
German





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£1,350,000

A unique and highly desirable country residence combining traditional and contemporary styles, all set in around an acre of landscaped garden, complete with lovely summer house and double garage/workshop, on the edge of this highly sought village.



The property is set in a gorgeous garden plot with largely south and south-west facing aspects. The approach is from a lovely sunny terrace at the front via a solid entrance door leading directly into a double-glazed entrance porch which has a tiled floor and Velux window.

From this, a door leads into the fantastic, fitted breakfast kitchen which has a beautiful range of base and wall units surmounted by granite worktops with a large island breakfast bar, inset Belfast sink with chrome mixer tap, LG fridge freezer, eye level Bosch electric fan oven and combination microwave, and integrated dishwasher. There is an inset Rangemaster professional dual fuel range cooker with tiled splashbacks and extractor hood over, and attractive Karndean flooring with underfloor heating and pelmet lights above. Off the kitchen is a separate utility room which is fitted to match, having base and storage cupboards, again with granite worktops and inset Belfast sink with flexible mixer tap and Karndean flooring, together with a useful pantry cupboard and wall mounted cupboard housing the boiler.

Passing through the kitchen, you enter a spacious central dining hall which has twin French doors opening onto the delightful south-west facing terrace having stairs off with useful storage below. Off this is an office or useful bedroom four which has an en suite facility having tiled walk-in shower, fitted storage units and vanity wash hand basin, WC, illuminated mirror over, chrome heated towel rail and tiled flooring.

To the front of the property is an attractive traditional styled lounge having a large brick walk-in inglenook style fireplace with beam over, inset log burner on raised hearth and French doors leading out onto the side terrace.

To the rear of the property is a superb large sitting room, again featuring a brick inglenook style fireplace with beam over having inset log burner on raised tiled hearth, with large bifold doors opening onto a patio to the rear, together with French doors opening to the side.

From the main staircase off the dining hall, there is a landing with wrought iron balustrade and French doors opening out onto a balcony, from which magnificent views are enjoyed over the garden and to the countryside beyond.

Off the landing is a luxury bathroom having bath in tiled surrounds with centre tap and shower fitment, integrated wash hand basin and WC with storage, tiled shower unit having glazed enclosure, heated towel rail, wall cabinet and illuminated mirror. Again, glorious views can be obtained from the window.

There is a guest bedroom with high vaulted ceiling and full height feature gabled window with fabulous outlook over the garden and countryside beyond, and a useful range of fitted wardrobes.

On the opposite side of the landing is double bedroom three, again having a range of fitted wardrobes and enjoying dual aspects with country and garden views.

There is a second staircase at the far end of the hall leading to a further landing which serves the master bedroom having lovely exposed timbers together with dual aspect windows enjoying far reaching country views and overlooking the garden, and a useful range of fitted wardrobes.

On the opposite side of the landing is a very large luxury bathroom, this features an attractive suite comprising a roll edge bath with chrome mixer tap and shower attachment, low level WC, walk in double shower having tiled surrounds and glazed enclosure, vanity unit with twin wash hand basins and illuminated mirror over, feature radiator and towel warmer, Karndean flooring with underfloor heating, fitted airing cupboard and wonderful views.

The property is set in a fantastic garden plot of around an acre, approached via a gated driveway or pathway leading to extensive gravelled parking and manoeuvring space, giving access to the detached brick double garage which has useful loft storage above and a utility area with plumbing for a washing machine or other appliances.

The fabulous gardens surround the property and provide raised, paved patio areas with terraces and pathways leading to expansive lawns having attractive gravelled pathways with well stocked borders including specimen trees, rhododendrons, azaleas and traditional cottage garden perennials. There is a useful kitchen garden with raised beds and further patios and steps at the rear leading to a further raised lawn. This extensive garden faces south and west taking full advantage of available sunshine and it lies adjacent to open countryside and is all in all an extensive enclosed area.

At the rear of the property within the garden is a unique brick summer house, this is L shaped and comprises an office/music room area which could be used as a studio and served by a cloakroom WC, outside of which is a marvellous covered terrace for entertaining, together with a useful log/machine storage area. The office/music room has a swivelling log burner which can heat both the interior and exterior of the property (season dependant) and decorative lighting illuminating the setting

Yoxall is a large rural village in Staffordshire on the banks of the River Swarbourn, on the A515 road north of Lichfield and south-west of Burton upon Trent. The village is on the edge of the National Forest. It is a popular village offering excellent amenities including primary school, general store with post office, doctors' surgery, St Peter's Church, Yoxall Lodge Bluebell Woods and local livery yard. The village has a bus route to Burton-on-Trent and Lichfield and falls within the catchment of John Taylor Academy in the neighbouring village of Barton under Needwood.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank - the vendor has had a survey undertaken of this and the vendor will put aside necessary funds for any remedial works if these are found to be required.

Heating: LPG central heating with a 1,000 litre tank
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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: JGA/15052024

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.





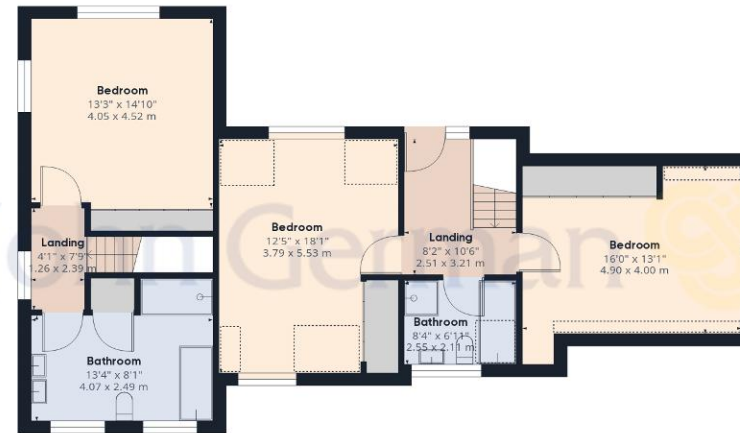




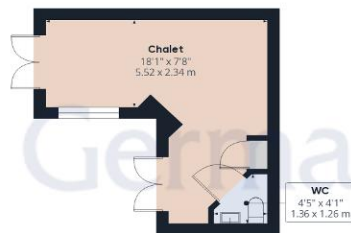




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3007.11 ft²


279.37 m²

Reduced headroom

87.41 ft²

8.12 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		64 D
39-54	E	45 E	
21-38	F		
1-20	G		



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