

Oakleigh House

Blithbury, Rugeley, WS15 3JF

John German



John German



Oakleigh House

Blithbury, Rugeley, WS15 3JF

£725,000

An executive style detached family home spanning over 2,500 square feet with the most attractive gardens, impressive interior and superb countryside views.

Oakleigh House is an impressive detached family home internally offering just over 2,500 square feet, enjoying a rural position with the popular Staffordshire village of Blithbury. This delightful location enjoys the many benefits of country life yet is still convenient for commuters. It is within easy access of the villages of Abbots Bromley and Hill Ridware along with the Cathedral city of Lichfield and county town of Stafford. Lichfield has a range of upmarket restaurants and bars and two railway stations - the cross-city line has services to Birmingham stopping at suburban hols along the way, and Trent Valley line offering excellent services to London Euston. The M6 toll provides direct access into the national motorway network.

Accommodation - Step inside the welcoming porch with tiled flooring, loft hatch access, window to the front and a glazed entrance door with two side windows opening into the hallway that has oak flooring and stairs rising to the first floor landing. This family home boasts four/five versatile reception rooms, on your right is a very generously sized reception room, ideal as a home office, bedroom or playroom that is dual aspect including a bay window to the front. Opposite is the impressive extended living room which is a lovely light and spacious yet cosy room, with a log burning stove on a tiled hearth. French doors open into the stunning orangery with wooden effect laminate flooring, spotlights to the ceiling, a roof lantern, windows to the front and side aspects and French doors opening out to the gardens.

The heart of the home is the impressive farmhouse style breakfast kitchen fitted with an extensive range of matching wall and base units with granite work surfaces over, built in Aga, Belfast sink, a range of integral kitchen appliances, tiled flooring, two windows to the rear aspect, a barn style door leading out to the rear garden and a door leading off into the dining room and utility room. The dining room has an ornate ceiling rose and French doors to the rear garden. The useful utility room can be accessed either from the front of the property, a door leading from the kitchen or a door from the rear garden. It has a floor mounted boiler, a range of wall and base units with inset stainless-steel sink, space and plumbing for a washing machine and tumble dryer plus a useful storage cupboard ideal as a pantry. Accessed from the hallway within the utility room is a separate guest's WC and a versatile ground floor fifth bedroom, currently used as a family room.

Upstairs there are four well-proportioned bedrooms, three generously sized doubles and one large single, the single bedroom is currently being utilised as a dressing room but could be used easily as a bedroom or home office. The impressive master bedroom has windows to the both the side and front aspect offering breathtaking countryside views and a range of fitted wardrobes. It also has the added benefit of its own en-suite bathroom comprising of corner bath, double shower with rainfall shower, low level WC, 'his and hers' sinks, spotlights to the ceiling, chrome style heated towel rail and window to rear.

The modern shower room serves the other three bedrooms and comprises a double walk-in shower with rainfall shower, low level WC, wash hand basin, tiled flooring, half tiled walls, spotlights to the ceiling and two rear facing windows.

To the front of the property is a block-paved driveway providing ample off road parking leading to the garage with an up and over door and lighting. The front also has a feature small pond with attractive timber bridge surrounded by mature plants and shrubs. This detached family home benefits from superb wrap around gardens with shaped lawns, a newly fitted composite decking seating area, well stocked borders hosting a variety of plants, trees and shrubs along with a further garden pond and waterfall feature.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

(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: Lichfield District Council / Tax Band F

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

Our Ref: JGA/07032025

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.





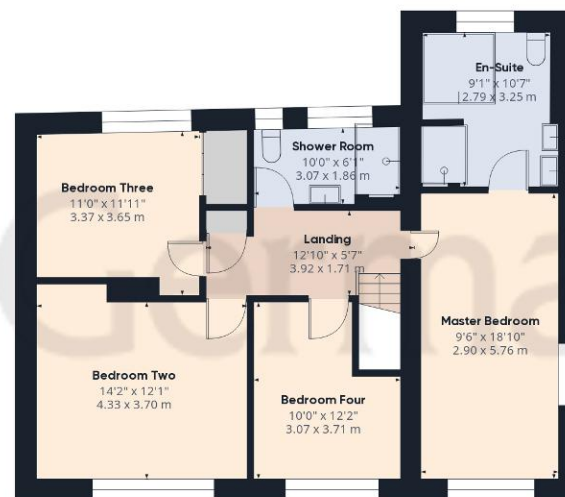








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2592.25 ft²

240.83 m²

Reduced headroom

17.21 ft²

1.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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



