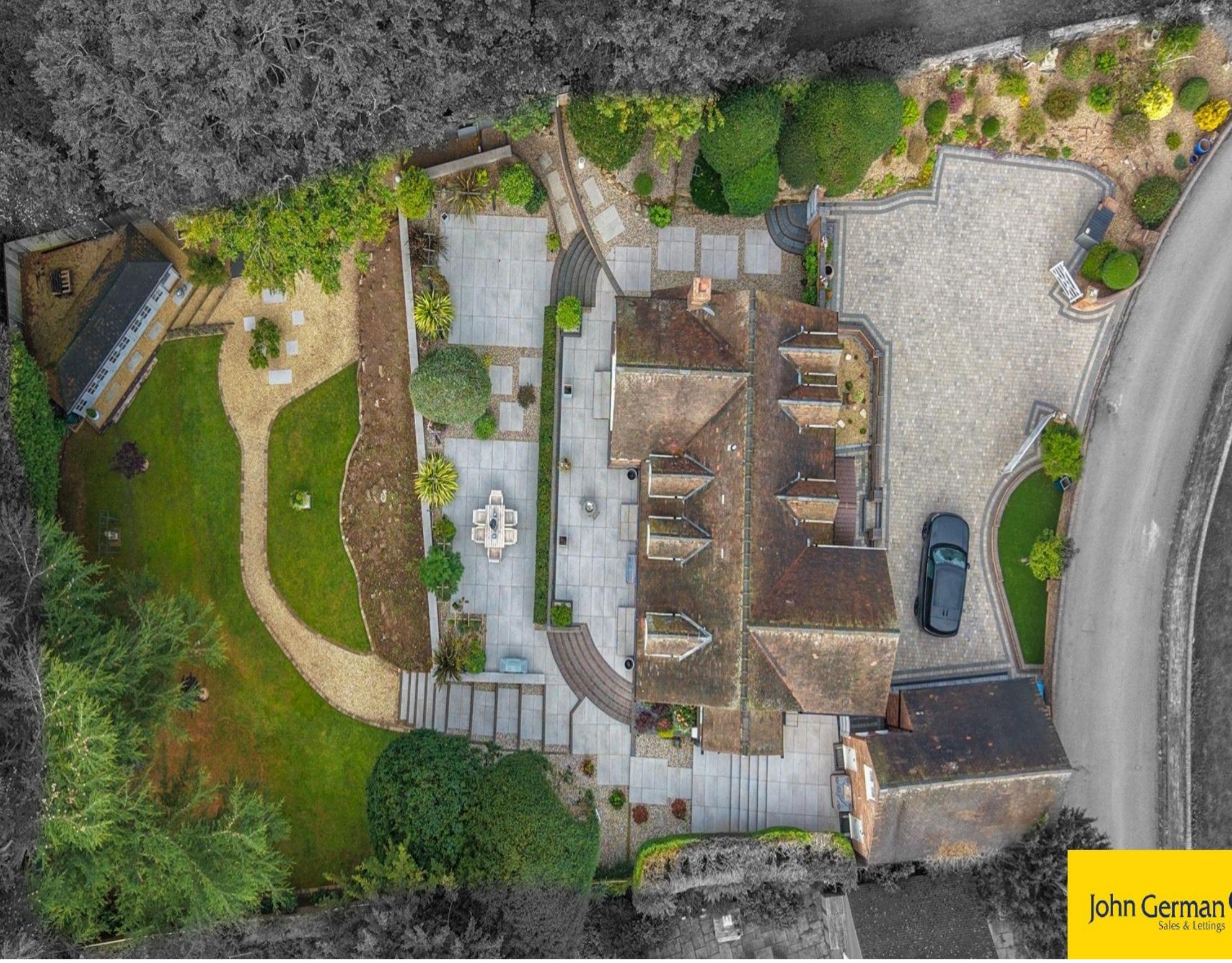


# School Lane

Hints, Tamworth, B78 3DN

John  
German





John German  
Sales & Lettings

# School Lane

Hints, Tamworth, B78 3DN

£1,380,000

Cedar Tree  
Cottage

Cedar Tree Cottage is an executive detached country residence offering over 3,250 square feet of accommodation nestled within the ever popular village of Hints.



John German 

Cedar Tree Cottage is an impressive, detached country residence spanning over 3,250 square feet of generous and versatile accommodation over two floors. The home is located in the heart of the picturesque village of Hints which is nestled off Watling Street (the old A5) and is just 4 miles from the amenities available in the nearby town of Tamworth, 5 miles from Lichfield and 7 miles from Sutton Coldfield as well as having easy access onto main roads leading to the A38, M42 and M6 Toll. There are train stations in the Cathedral City of Lichfield and the market town of Tamworth. Near to the property lies Manor Farm Fruit Shop which has been owned and run by the same family for three generations and offers 12 acres of strawberries, raspberries and gooseberries plus much more - a perfect fruit picking family day out! The school catchments are Greysbrooke Primary School in the village of Shenstone and King Edwards High School in Lichfield.

Cedar Tree Cottage is in immaculate order and is presented to show home standard throughout, the home is set behind a walled and gated foregarden with a large block paved drive providing ample off-road parking for numerous cars along with a detached double garage complete with an office space above complete with air-conditioning and heating, currently used as a superb home gym.

Entrance to the property is via an oak porch, leading to the most delightful and welcoming entrance hallway with stairs rising to the first-floor landing and doors off to the ground floor accommodation.

The splendid living room has an attractive inglenook fireplace with feature gas stove, granite hearth and feature beam over and wide window overlooking the rear garden plus French doors opening out to the first level patio, carpeted flooring, exposed beams to the ceiling and various wall light points.

The second versatile reception room is of generous proportions and is currently used as a home office but would also make a lovely snug or playroom with carpeted flooring, ceiling light point and windows to both the front and side aspects.

The heart of the home is the impressive open plan kitchen/dining/living area fitted with an extensive range of high quality fitted base cupboards and drawers with long work surfaces over, matching wall cupboards and feature island with further cupboards and drawers and space for stools either side, there is a Rangemaster six burner cooker with extractor hood over, integrated double fridge and freezer, Bosch dishwasher, wine cooler, feature ceiling beams, wide window facing to the front aspect, door leading into the utility room, two windows to the side aspect, wide window facing rear, French doors opening out to the first level patio, and open access to an elegant dining room which has a lovely fireplace and French doors opening out onto the patio.

Upstairs there is an attractive gallery landing with feature beam, built in airing cupboard complete with radiator, and doors off to the all the bedrooms and main family bathroom.

The spacious principal bedroom benefits from air-conditioning, separate dressing room and its own en-suite bathroom. Bedroom two is a further spacious double bedroom with fitted wardrobes and its own en-suite shower room. The third bedroom is an additional double bedroom again with a generous range of fitted wardrobes and bedroom four is another double with bespoke fitted wardrobes, and two windows to the front aspect.

The grand family bathroom comprises of a free-standing roll top bath, fitted vanity unit with cupboards below with wash basin, corner shower cubicle, two heated towel rails, spotlights to the ceiling and window to the rear aspect.

Outside there is a detached double garage with two electric up and over doors, externally accessed WC & wash basin and internal and external doors to:

Large modern first floor home gym with Fujitsu heater and air conditioning and window facing front and rear.

To the rear of the property there are beautiful gardens that have been professionally landscaped by a well-regarded local landscaping company, with a large summerhouse, large patio seating areas, sweeping lawns and a variety of plants, shrubs and mature trees.

**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 and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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:** Lichfield District Council / Tax Band G

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

**Our Ref:** JGA13102025

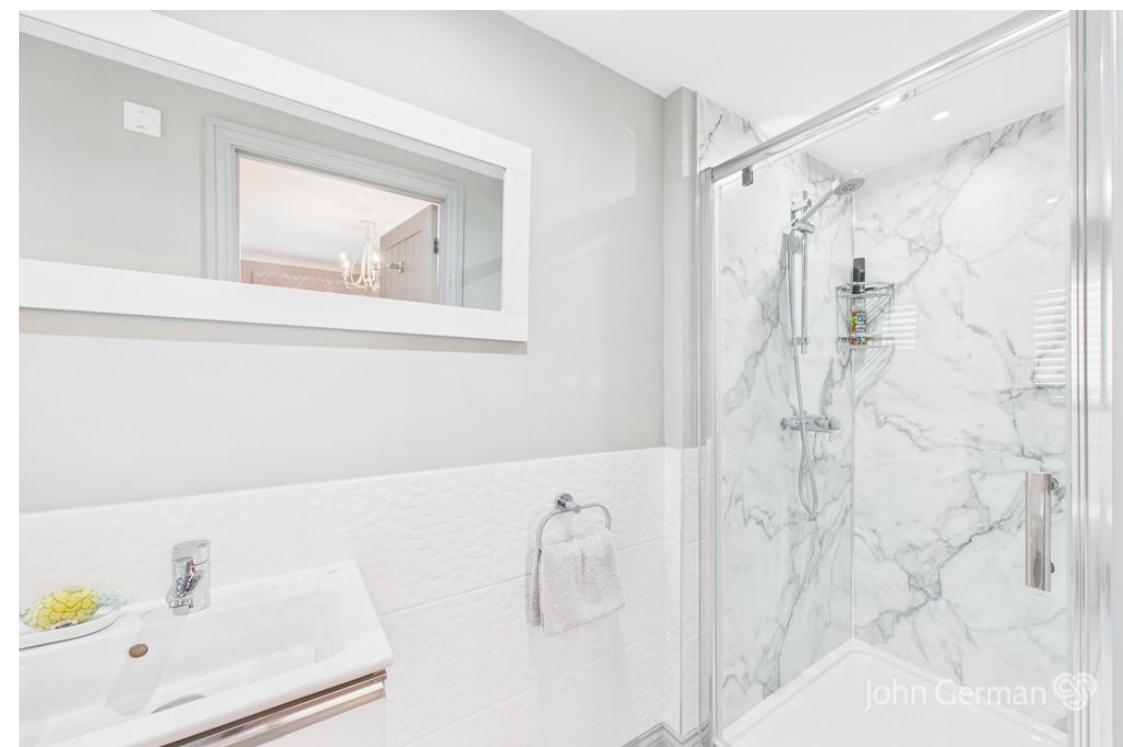
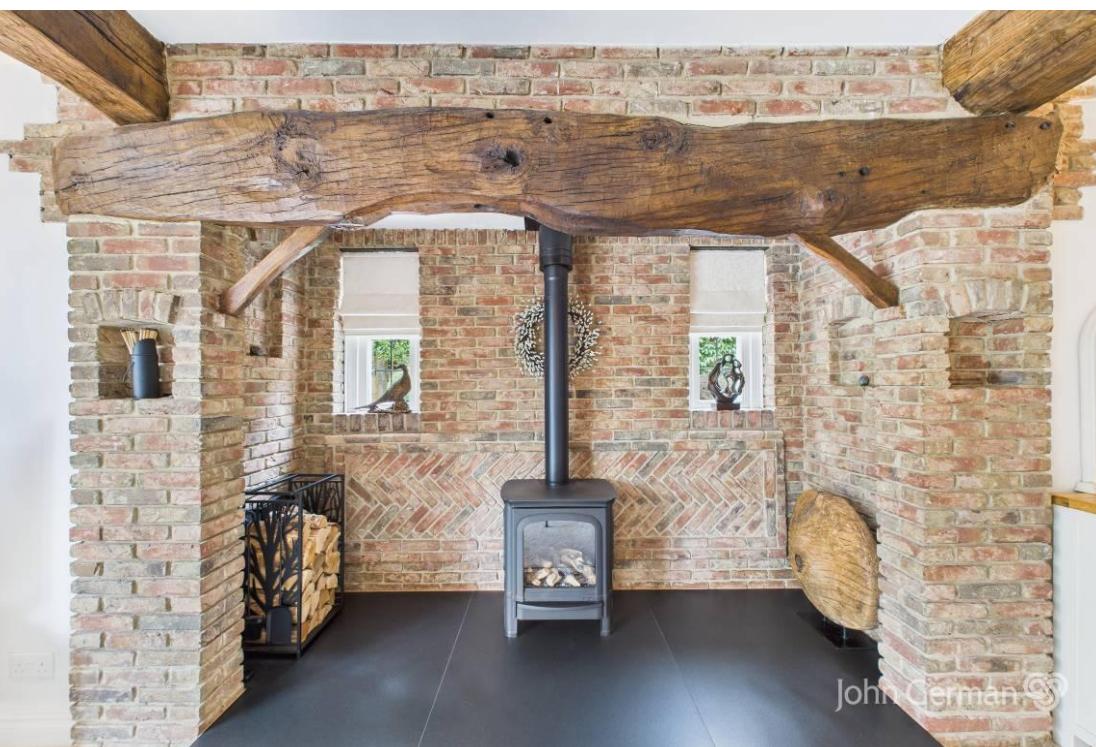
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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.





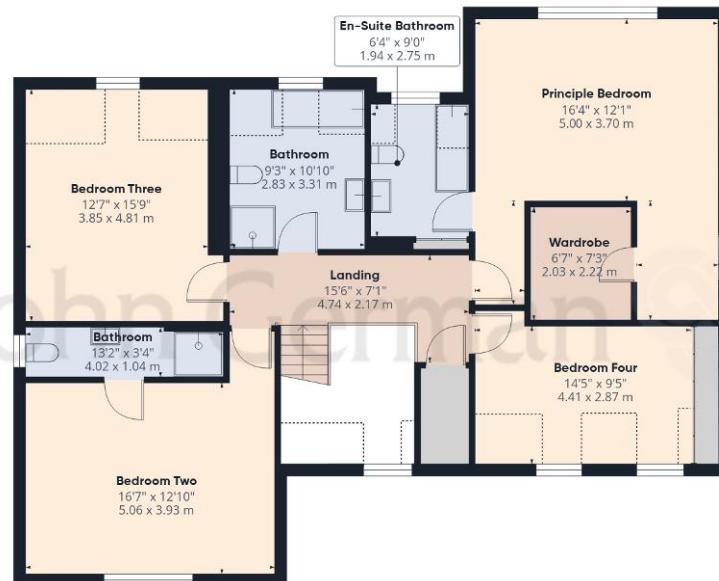
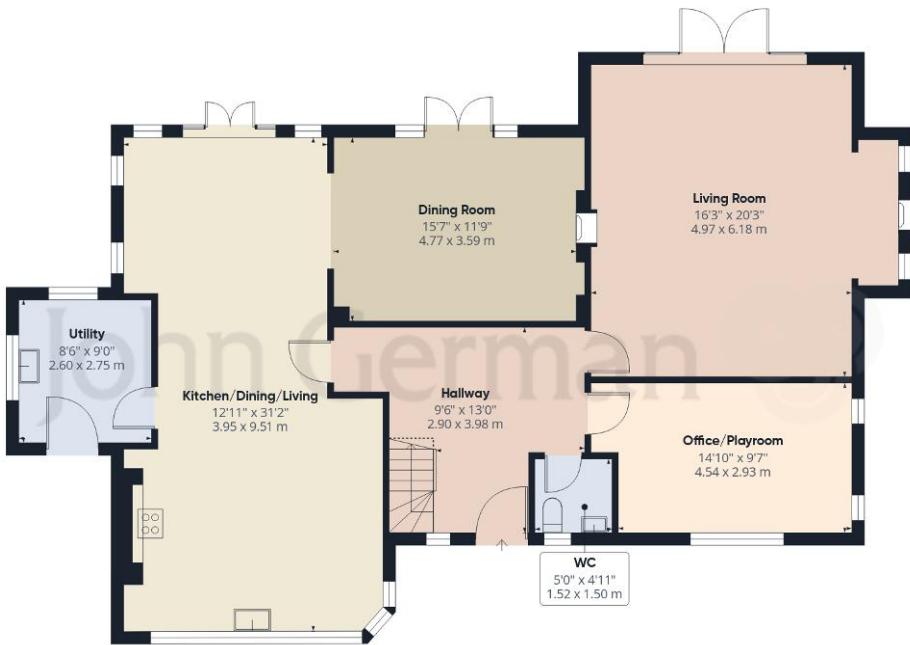
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Approximate total area<sup>(1)</sup>

3270 ft<sup>2</sup>

303.9 m<sup>2</sup>

Reduced headroom

146 ft<sup>2</sup>

13.5 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



#### Agents' Notes

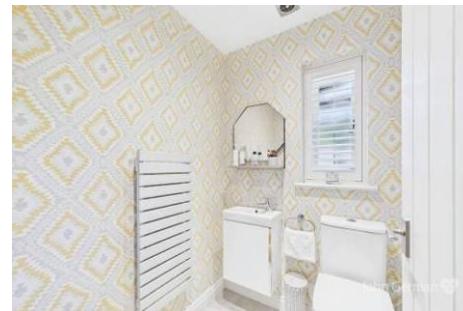
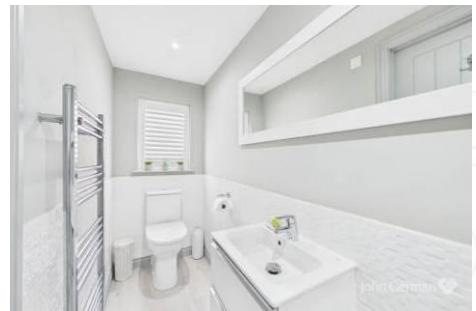
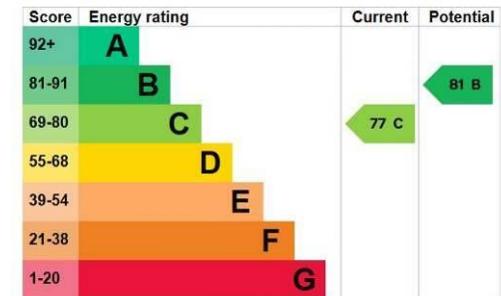
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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