



Offley House, The Grange, Wychnor, DE13 8BU



Enjoying an idyllic and peaceful setting amidst tranquil countryside is Offley House, an individual and deceptively spacious character home offered with no upward chain, set within the prestigious hamlet of Wychnor. Taking its name from a former resident of Wychnor Hall, Offley House forms part of the executive rural development entitled The Grange which is set within the grounds of this historic 18th century estate and country club. This secluded character home offers extensive and deceptively spacious accommodation comprising briefly entrance hall, useful study, cloakroom, spacious lounge, sitting room, bespoke kitchen with family room off and utility to the ground floor, with four generous double bedrooms to the first floor serviced by a family bathroom and master en suite.

Outside, there is allocated parking and a double garage within the courtyard to The Grange, and Offley House features a private west facing garden as well as shared ownership of an area of woodland. The nature of this exclusive community combines the ideals of rural living with easy access to local amenities and a secure setting ideal for young families, downsizers or those looking for a second home.

The hamlet of Wychnor is a sought after rural location enjoying a picturesque approach with rural views over surrounding farmland, woodland and countryside. The Wychnor Park Golf and Country Club is under recent new management and offers a golf course and gym, with further facilities available in the village of

Barton under Needwood where a Co-op, post office, pubs, restaurants, boutique stores and more can be found. Further shopping and leisure amenities are within close reach in the market town of Burton on Trent and Cathedral City of Lichfield, both of which are home to railway stations offering direct links to Derby, Birmingham and London. The property lies within the catchment area for the Ofsted rated 'Outstanding' John Taylor High School and excellent private schools in the area include Repton Denstone and Lichfield Cathedral. Offley House is conveniently located for access to the A38, A50, M6 and M6 Toll and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Country Home
- No Upward Chain
- Secluded & Tranquil Countryside Setting
- Two Spacious Reception Rooms
- Bespoke Dining Kitchen with Family Room
- Reception Hall & Study
- Utility & Cloakroom
- Four Excellent Double Bedrooms
- En Suite & Bathroom
- West Facing Gardens
- Double Garage & Parking
- Additional Visitors' Parking
- Shared Ownership & Use of Woodland
- Prestigious & Secure Private Community
- LPG Gas Central Heating
- 'Outstanding' School Catchment
- Well Placed for Local Amenities/Commuter Routes & Rail Travel



A character entrance door leads into the **Reception Hall**, where doors leads into the **Cloakroom** and **Study**. A door leads in turn to the main living accommodation where stairs with storage beneath rise to the first floor and there is access into:

Lounge 5.32 x 4.57m (approx. 17'5 x 14'11)

A spacious reception room having dual aspect windows, and a character fireplace with wood burning stove set to Staffordshire blue brick hearth. A door opens into:

Sitting Room 4.65 x 3.52m (approx. 15'3 x 11'10)

A versatile space ideal as a second lounge, playroom or separate dining room, having door to the front, dual aspect windows and an open fireplace with marble hearth

Bespoke Dining Kitchen with Family Room 7.0 x 3.85, 3.36m (approx. 22'11 x 12'7, 11'0)

Having been remodelled and refitted with a handmade range of solid wood painted wall and base units with quartz marble worksurfaces over, housing an inset ceramic Belfast sink, an integral fridge and space for a dishwasher. There is a window to the side aspect and a recess houses the LPG fired Aga. Tiled flooring extends from the kitchen into the family room, having vaulted ceilings and double doors leading out to the rear garden

Utility 3.0 x 2.2m (approx. 9'9 x 7'1)

Comprising a range of wall and base units housing an inset sink with side drainer and spaces for a washing machine, tumble dryer, fridge and freezer, with tiled flooring

Study 3.44 x 2.0m (approx. 11'3 x 6'6)

Being set away from the main living space and offering an ideal home office, with a window to the front aspect

Cloakroom

Fitted with pedestal wash basin, WC, cloakroom storage space and tiled flooring





Stairs rise to the **First Floor Landing** where doors lead into a large **Airing Cupboard**, and:

Master Suite 4.95 x 3.8m (approx. 16'2 x 12'5)
A spacious principal bedroom having window to the side and impressive tall ceilings with loft access point. With private use of:

En Suite 2.75 x 1.24m (approx. 9'0 x 4'1)
Comprising a white suite having pedestal wash basin, WC and shower, with half tiling to walls

Bedroom Two 4.16 x 3.5m (approx. 13'7 x 11'6)
A spacious double room having window to the side and loft access point

Bedroom Three 3.92 x 3.47m (approx. 12'10 x 11'4)
Having dual aspect windows

Bedroom Four 3.72 x 2.55m (approx. 12'2 x 8'4)
A fourth double bedroom having window to the side

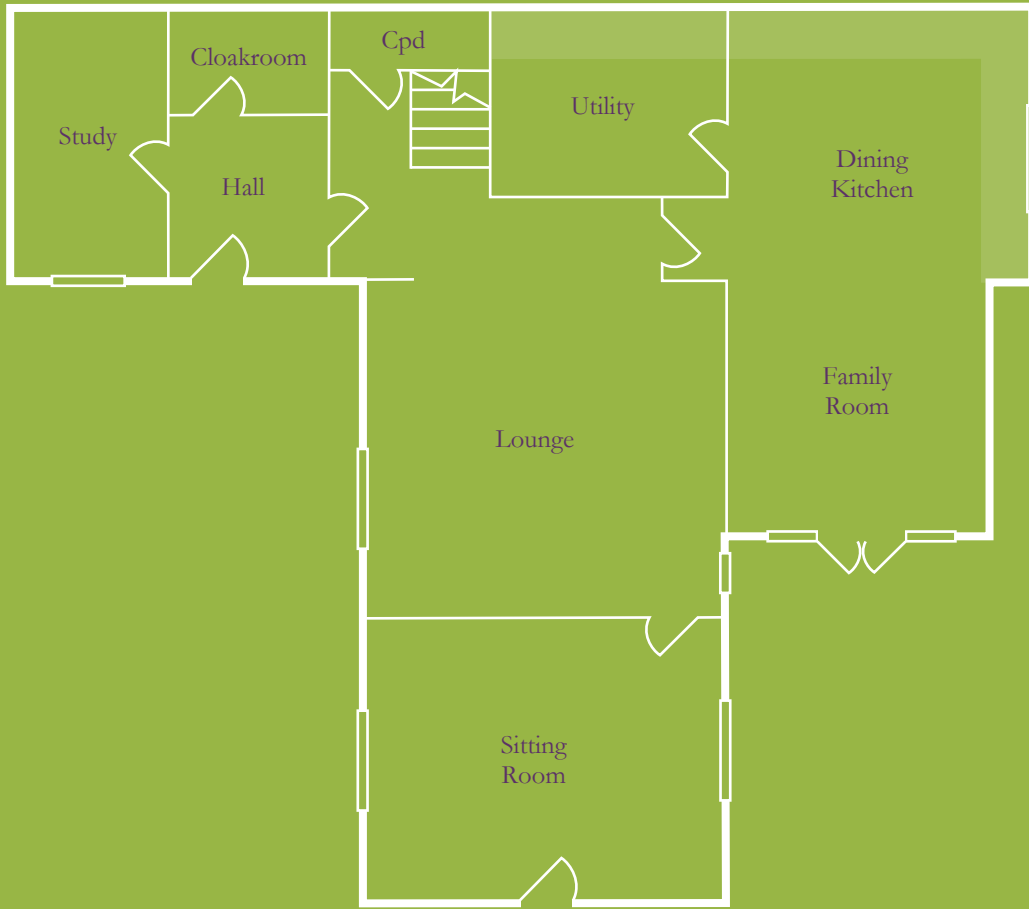
Bathroom 3.06 x 2.03m (approx. 10'0 x 6'7)
Fitted with a four piece suite having pedestal wash basin, WC, bathtub with shower attachment and separate shower cubicle, with half tiling to walls and an obscured window to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		









Outside

Offley House lies in the prestigious The Grange, a peaceful and secluded community in the hamlet of Wychnor. This private development is made up of a collection of individual barn conversions, character properties and executive homes. A tarmac drive leads into The Grange where there is designated visitors parking, with private parking for the property set to the front aspect of the:

Double Garage 5.54 x 5.1m (approx. 18'2 x 16'8), Having twin manual entrance doors, power, lighting and a generous loft storage space

A pathway shared with one other property and edged with a regal Grade II Listed wall leads to gated access into the gardens to Offley House

West Facing Gardens

The property benefits from a pleasant secluded garden which extends to the front aspect. Twin gates open into the garden where pathways lead to the entrance door and to double doors into the kitchen, with lawns edged with borders wrapping around the property. Enjoying an excellent degree of privacy, the safely enclosed garden benefits from a sunny westerly aspect an open outlook over a character wall and towards mature treetops. The property also benefits from shared ownership of an area of woodland along with the other residents of the The Grange



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.