



Waters Edge, 8 The Osiers, Elford, B79 9DG



Overlooking serene river and countryside views is this exceptional detached village home, benefitting from beautifully refurbished interiors, three double bedrooms (with potential to convert back into four) and a generous plot including a detached double garage and delightful wrap around gardens. Enjoying a peaceful setting within this premier village, Waters Edge has been remodelled to a superb standard and offers versatile living accommodation, generously proportioned bedrooms and a useful outside space including a double garage/studio and summer house. The interiors comprise briefly; porch leading into a central reception hall with oak and glass staircase, three reception rooms,

bespoke breakfast kitchen, utility and cloakroom, with three bedrooms to the first floor serviced by a family bathroom and master en suite. The bedrooms each benefit from fitted wardrobes, and the luxurious master suite (formerly two bedrooms) features a Juliette balcony highlighting the stunning riverside views. Outside, Waters Edge enjoys a delightful setting towards the end of this private lane, having parking for a number of vehicles and a detached double garage with electric entrance door to the front. The garage has been converted into a fabulous dance studio, and corner plot gardens extend to the side and rear of the property housing a summer house and garden room offering home office/

entertaining space as well as useful exterior storage. The property is serviced by oil central heating and double glazed windows.

Waterside lies on a secluded private lane in the picturesque and historic village of Elford, a tranquil and secluded cul de sac lined with mature trees and similar character homes. This desirable cottage lies within the Conservation Area. The Village is a thriving community serviced by amenities including cricket and football clubs, children's playground, the Crown public house, a village hall, the ancient St Peter's Church and the highly regarded Howard Primary School. The community funded Elford Hall Gardens are a

short walk from the property and centre around an historic two and a half acre walled garden where vegetable plots are maintained by village residents. The village is set within picturesque Staffordshire countryside mid-way between Tamworth, with its range of shops and amenities such as Ventura Retail Park and the Snow Dome Leisure Centre, and the Cathedral City of Lichfield, with its regular public train and bus links to various destinations. Elford is just over 20 miles from Birmingham and its International Airport. London can be reached from rail stations in Lichfield and Tamworth in around 80 minutes.



- Executive Detached Family Home
- Tranquil Riverside Setting with Views
- Secluded Private Lane
- Beautifully Refurbished Interiors
- Three Reception Rooms
- Modern Breakfast Kitchen
- Utility, Cloakroom & Entrance Porch
- Reception Hall with Oak & Glass Staircase
- Three Double Bedrooms
- Principal Bedroom with Juliette Balcony
- Previous Four Bedrooms
- En Suite Bathroom & Family Bathroom
- Attractive Rear Garden with Office/Bar
- Parking & Double Garage/Studio
- Mains Gas Central Heating & Double Glazed Windows
- Idyllic Village Location
- Well Placed for Local Amenities & Commuter Routes





A composite entrance door opens into the **Porch**, which in turn opens into the central **Reception Hall**. This spacious hallway has Karndean flooring which extends throughout much of the ground floor, with a contemporary oak and glass staircase rising to the first floor accommodation. Part glazed doors open into:

Lounge 5.42 x 3.76m (approx. 17'9" x 12'4")

A beautifully presented reception room having a window to the front and a gas fireplace. Double doors open out to the rear gardens and double doors open into:

Playroom/Study 2.6 x 1.88m (approx. 8'6" x 6'2")

A versatile reception room having a window to the front overlooking idyllic riverside views

Dining Room 3.56 x 3.2m (approx. 11'8" x 10'6")

Another well presented reception room, having window to the front enjoying a rural outlook

Bespoke Breakfast Kitchen 4.9 x 3.55m (approx. 16'1" x 11'8") – max

Comprising a range of bespoke hand painted full height, wall and base units with Corian worksurfaces over, housing an inset Villeroy & Boch sink and integrated appliances including dishwasher, double oven warming drawer and induction hob. There is space for an American fridge freezer, an oak worksurface to one side provides a breakfast bar and full height units house thoughtfully designed pantry storage. A stable door opens out to the rear garden and a window faces the rear. Opening into:

Utility 2.12 x 2.0m (approx. 7'0" x 6'6")

Comprising full height, wall and base units with honed granite worksurfaces over, housing an inset Belfast sink and spaces for both a washing machine and tumble dryer. A door opens out to the rear gardens and the oil boiler is housed in here

Cloakroom

Comprising wash basin set to vanity unit and WC, with a heated towel rail and an obscured window to the front





A contemporary oak and glass staircase rises to the first floor part galleried **Landing**, having

Master Bedroom 7.8 x 3.92m (approx. 25'6 x 12'10)
Having formerly been two separate rooms, this luxurious bedroom could easily be converted back to give the property for bedrooms. a window faces the rear, there are a range of fitted wardrobes and double doors with a Juliette balcony faces the front aspect overlooking the river and views beyond

En Suite Bathroom 2.85 x 2.55m (approx. 9'4 x 8'4)
Comprising wash basin and WC set to vanity units, bathtub and separate walk in shower, with tiled walls, a chrome heated towel rail and an obscured window to the rear

Bedroom Two 4.0 x 3.0m (approx. 13'1 x 9'10)
Having a double fitted wardrobe and a window to the side with pleasant river and countryside views

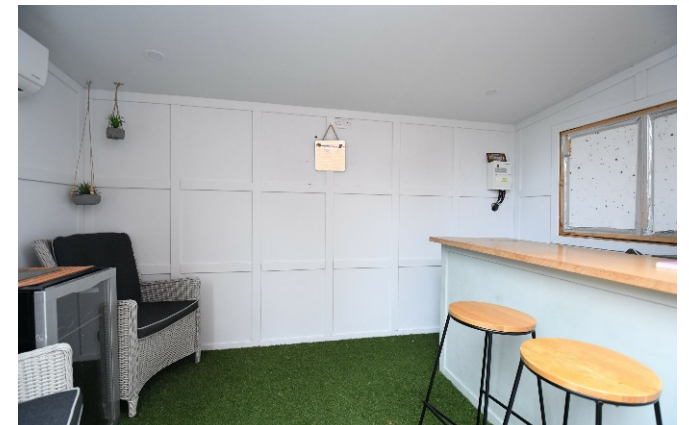
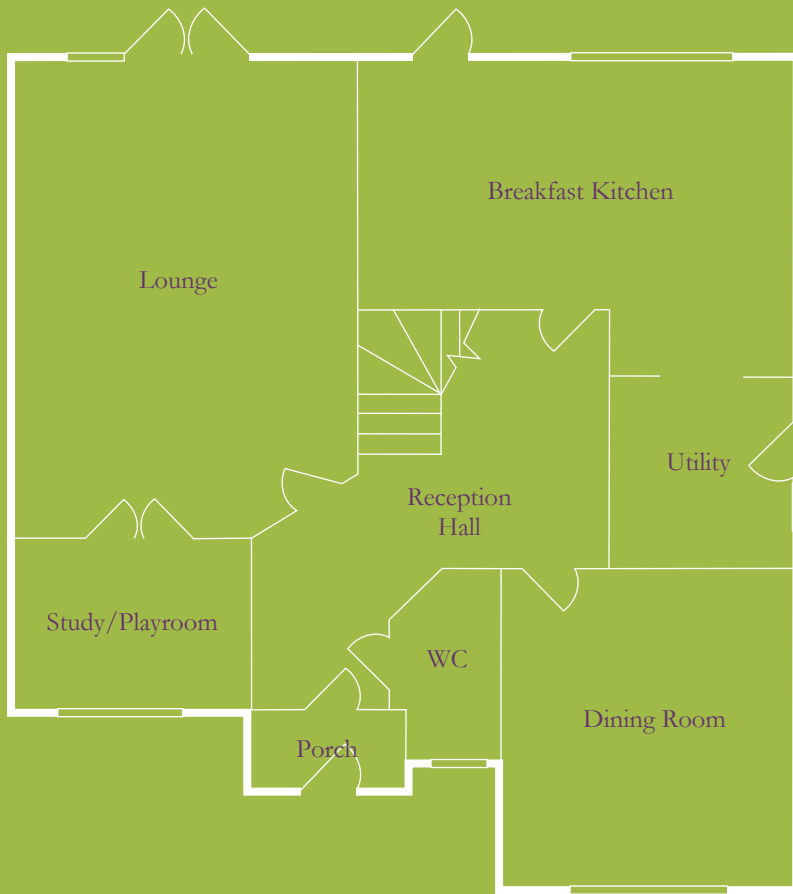
Bedroom Three 3.5 x 3.04m (approx. 11'6 x 10'0)
Another double room having a window to the rear and two double fitted wardrobes

Bathroom 2.94 x 1.65m (approx. 9'8 x 5'5)
Fitted with a modern suite having pedestal wash basin, WC, bathtub and separate walk in shower, having tiled walls, two chrome heated towel rails and an obscured window to the front

Please Note: the vendor would undertake the works to convert the master bedroom back into two separate rooms if required









Outside

Waters Edge lies on a secluded private lane in Elford, overlooking idyllic views over the river Tame and countryside beyond. An expansive block paved driveway provides parking for a number of vehicles as well as access into:

Detached Double Garage

A electric roller door opens into the garage which has been converted into a dance studio, having power, lighting and a courtesy door into the garden

Gardens

Extending to the side and rear of the property, the garden is well tended and laid to a paved terrace and lawns edged with well stocked borders. There is an insulated **Summer House** currently used as a garden bar being ideal as a home office, and a further **Garden Room** offers useful exterior storage. A second paved terrace houses space for a hot tub (existing appliance as separate negotiation) and the property benefits from exterior lighting power and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.