



Oak Tree House, Scotland Lane, Harlaston, B79 9HU

Nestled within the idyllic Mease Valley is Oak Tree House, an exceptional detached family residence, occupying a mature garden plot of 0.8 acre including a fabulous leisure complex with swimming pool and sauna, all overlooking tranquil countryside views. Having been thoughtfully designed and finished to a superb specification, this imposing six bedroom property offers plenty of room for a growing family also needing dedicated work-from-home spaces, with plenty of scope to extend the property further as required (subject to relevant permissions). Oak Tree House has been well maintained

since its build around 15 years ago, with recent upgrades to include a new oil tank and a CCTV system. The property benefits from under floor heating throughout the expansive ground floor accommodation with radiators upstairs, and resides beyond a secure gated entrance amidst tranquil Staffordshire countryside.

An oak entrance door opens into the galleried reception hall, leading in turn to a spacious lounge, family room/gym, fully fitted study and an L shaped family dining kitchen, with functional rooms including a walk in cloakroom, laundry room with additional walk in store

and a guests WC. A solid oak staircase rises to the first floor wrap around landing, leading off to six generously proportioned double bedrooms, all enjoying pleasant garden and countryside views and having a range of fitted wardrobes and storage. Three bedrooms benefit from private en suites and a luxury family bathroom services the additional bedrooms.

Outside, the secure, electric gated entrance opens into an expansive driveway where there is parking for a number of vehicles as well as access into the detached double garage, and

formal gardens totalling 0.6 acre extend to all sides of the property being laid to paved terraces, lawns and a kitchen garden. There is a log cabin ideal as a work-from-home space (by separate negotiation), and a superb leisure complex is set within the garden housing a heated swimming pool, sauna, changing and WC facilities. Beyond gated access is a further area of woodland and garden totalling 0.2 acre and far-reaching views can be appreciated from all aspects from both the house and Gardens.



Oak Tree House resides within rolling Staffordshire countryside on the rural outskirts of Harlaston, overlooking open countryside to all sides. This peaceful Mease Valley village is a desirable location combining the ideals of peaceful rural living with close proximity to surrounding amenities and commuter links. Within the village there is a close knit community centered around the historic Church, the Red Lion pub, children's playground and a post office/general store, with many footpaths and bridleways accessible directly from the property's doorstep. The property lies within catchment for the Howard Primary school in Elford and there are a prestigious range of independent schools in the area including Twycross House, Lichfield Cathedral School, Repton and Denstone College.

Further afield, Lichfield offers an excellent array of amenities within the historic town centre, including shopping centres, a medieval Cathedral and the renowned Beacon Park, an area of around 70 acres of open space and parkland. For commuters, the village offers easy access to both the A38 and M42 giving fast onwards travel to the further commercial centres of Birmingham, Solihull, Coventry, Nottingham, Leicester and Derby and there are everyday amenities available in the nearby town of Tamworth and the Cathedral City of Lichfield. Regional and national rail travel is available from both Tamworth and Lichfield where swift links to Birmingham and London can be found, and the International Airports of Birmingham and East Midlands are also within a comfortable drive.

- Executive Countryside Residence
- Desirable Rural Setting with Open Views
- 0.8 Acre Grounds beyond Gated Entrance
- Fabulous Leisure Complex with Pool & Sauna
- Three Reception Rooms
- Open Plan Dining Kitchen
- Reception Hall, Laundry & Cloakroom
- Six Double Bedrooms
- Three En Suites & Family Bathroom
- Wrap Around Galleried Landing
- Electric Gates to Ample Parking
- Detached Double Garage
- Formal Gardens & Woodland
- Oil Central Heating (2024 Tank)
- Tranquil Countryside Setting
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.68 x 3.56m (approx. 15'4 x 11'8)

An impressive welcome to this individual home, having an oak staircase rising to the wrap around galleried landing above, Karndean flooring with under floor heating which extends throughout the ground floor. A window faces the front and there is a useful walk in **Cloakroom** 2.28 x 1.25m (approx. 7'5 x 4'0) housing ample storage for coats and shoes. Solid oak doors leads into:

Study 3.9 x 3.77m (approx. 12'9 x 12'4)

An ideal home office, having a range of fitted shelving and storage and a window facing the front

Lounge 7.7 x 4.85m (approx. 23'2 x 15'11)

Glazed double doors open from the hallway into this generous living room, having twin French doors opening out to the rear, Karndean flooring and a feature brickwork fireplace housing a multifuel stove. A door leads into:

Family Room/Gym 8.65 x 3.93m (approx. 28'4 x 12'10)

A versatile reception room having both French and sliding doors opening out to the rear terrace and gardens





Family Dining Kitchen 7.85 x 6.25m (approx. 25'8 x 20'5)

Extending to a generous size, the **Kitchen** comprises a range of solid oak painted full height, wall and base units with granite worksurfaces over, housing an inset sink with side drainer, integrated Neff double ovens and Neff induction hob with extractor above, with the dishwasher, wine fridge and American fridge freezer being included in the sale. The central granite island houses space for a breakfast bar to one side, and the kitchen has windows to three sides overlooking the gardens. Karndean flooring extends into the **Dining Area** where there is a window overlooking idyllic views to the front. A door opens into:

Laundry Room 3.1 x 1.95m (approx. 10'2 x 6'4)

Fitted with base units coordinating with those of the kitchen, having an inset sink with side drainer and space for a washing machine. There is a window to the rear, a door opens out to the side and the oil boiler is housed in here. A further door opens to a useful walk in cupboard providing additional storage space

Guests WC

Comprising pedestal wash basin and WC, with tiled splash backs, an obscured window to the front and Karndean flooring





Stairs with a solid oak balustrade rise to the first floor
Wrap Around Landing 5.1 x 8.11, 3.11m (approx. 16'8 x 26'7, 10'2) having a window to the front and oak doors opening into:

Master Suite 5.65 x 3.95m (approx. 18'6 x 12'11)
A spacious principal bedroom having dual aspect windows overlooking idyllic views and a range of fitted furniture including wardrobes drawers and a dressing table. With private use of:

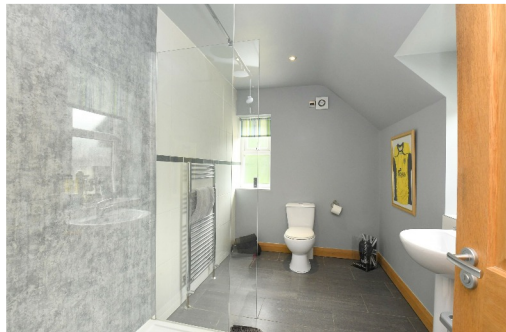
En Suite 2.86 x 2.65m (approx. 9'4 x 8'8)
Fitted with a modern suite having pedestal wash basin, WC and walk in shower, with tiled flooring and walls, a heated towel rail and windows to two sides

Bedroom Two 4.55 x 4.02m (approx. 14'11 x 13'2)
Another spacious bedroom suite having a window to the front, a range of fitted wardrobe and a door opening into:

En Suite Bathroom 3.3 x 2.02m (approx. 10'9 x 6'7)
Fitted with a modern suite having pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring and splash backs, dual aspect windows and a heated towel rail

Bedroom Three 4.56 x 3.93m (approx. 14'11 x 12'10)
Having a window to the rear enjoying pleasant garden and countryside views, a range of fitted wardrobes and storage and private use of:

En Suite 3.3 x 2.02m (approx. 10'10 x 6'7)
Comprising a modern suite having pedestal wash basin, WC and walk in shower, with tiled walls, tiled splash backs, a heated towel rail and windows to two sides



Bedroom Four 3.95 x 3.85m (approx. 12'11 x 12'7)
With a window to the front enjoying idyllic countryside views and a range of fitted wardrobes and storage

Bedroom Five 3.8 x 3.6m (approx. 12'5 x 11'9)
Another double bedroom having a window to the front and a range of fitted wardrobes

Bedroom Six 3.6 x 3.14m (approx. 11'9 x 10'3)
A sixth double bedroom having a window to the rear and a range of fitted wardrobes and storage

Bathroom 3.6 x 2.87m (approx. 11'10 x 9'5)
Fitted with a luxurious suite having pedestal wash basin, WC bathtub and separate walk in shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the rear





Outside

Oak Tree House is set beyond a secure electric gated entrance at an elevated position overlooking idyllic rural views to the front. There is parking for a number of vehicles as well as access into the

Detached Double Garage 6.0 x 5.57m (approx. 19'8 x 18'3)

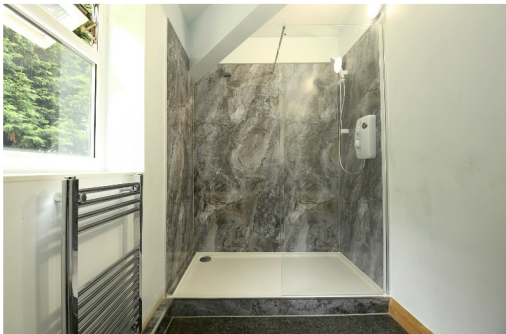
With electric up and over entrance doors, power, lighting and a courtesy door to the side. There is ample useful storage space to the loft space

Wrap Around Gardens

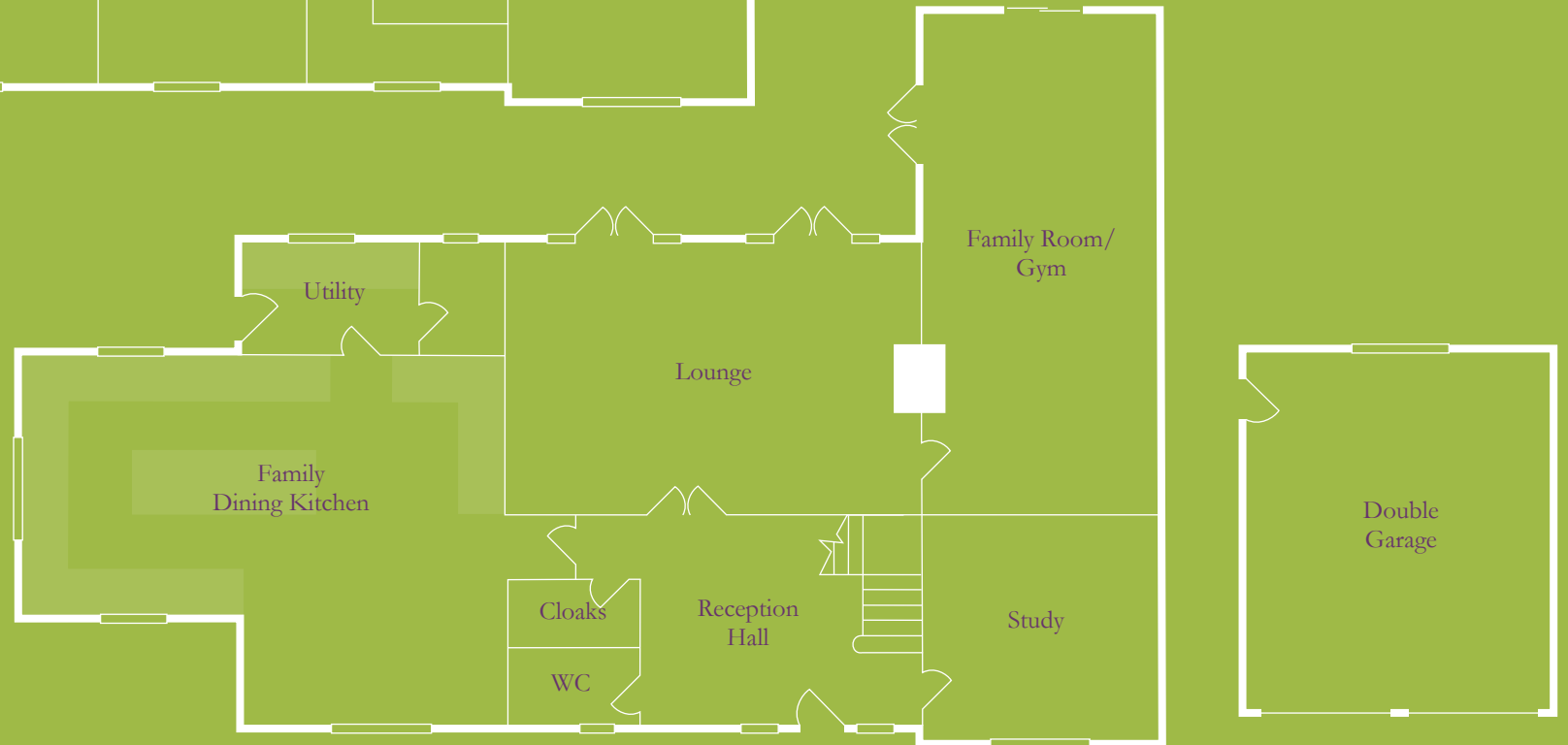
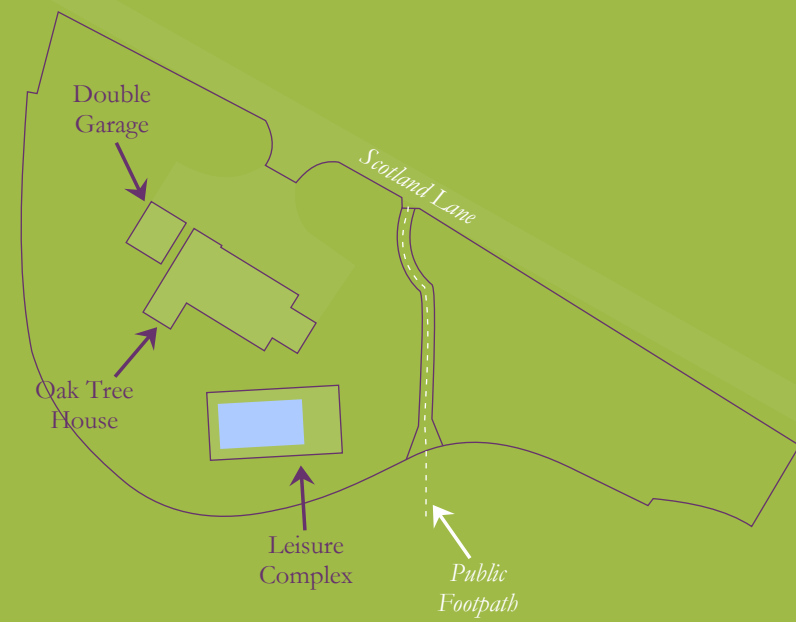
Formal gardens totalling 0.6 acre extend to the front, rear and sides of the property, enjoying complete privacy and being bordered by open countryside. A paved terrace is adjacent to the property, leading onto lawns edged with mature foliage and trees, and there is exterior lighting, power and water to the exterior of the property. A fenced play area lies to one side, housing a log cabin currently set up as a salon, which is as separate negotiation, and a kitchen garden with raised beds is set to the side of the garage. Gated access to the opposite side leads to another area of mature woodland and garden measuring 0.2 acre, where there is access to a public footpath over the neighbouring fields

Leisure Complex 15.63 x 8.9m (approx. 51'3 x 29'3)

Sliding doors open from the terrace into this superb space, having a **Heated Swimming Pool** and a **Sauna**. The hot tub is as separate negotiation, and doors open into a **Cloakroom**, the services room and into a **Changing Room** 2.36 x 1.64m (approx. 7'8 x 5'4) which has received a refitted with a shower recently









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	88 B
55-68	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.