

Oakwood House

Heatley Abbots Bromley Staffordshire



Oakwood House

Heatley Lane Heatley WS15 3EW

Showcasing an exceptional setting within rolling Staffordshire countryside is Oakwood House, a beautifully appointed architect-designed detached home offering contemporary and thoughtfully remodelled interiors, three bedrooms plus a fourth bedroom/guest house/annexe, and delightful 0.8 acre landscaped grounds including a heated pool. Finished to an exceptional standard throughout, Oakwood House has been remodelled in recent years with special attention paid in highlighting the outstanding setting and rural views, such as from the Juliette balcony and oak framed window to the master suite, and across the fabulous pool area where glazed balustrading creates an uninterrupted outlook.

Oakwood House has been finished in a traditional style, having an oak framed porch, flush casement windows and sleeper edged borders, with a rose garden flanking the walkway to the front door. Three well proportioned reception rooms are set to the ground floor, having contemporary glazing and a dual sided log burner between the lounge and reception room, while bifold doors connected by a terrace to the rear provide indoor-outdoor living between the modern kitchen and Orangery style dining room. The first floor is laid to a luxurious principal suite having a Juliette balcony, an oak framed picture window and a contemporary en suite bathroom, with two further double rooms sharing use of a 'Jack & Jill' shower room.

The premier hamlet of Heatley is set on the rural borders of Abbots Bromley, where a lengthy driveway leads to an electric gated entrance. Secluded gardens encircle Oakwood House, enjoying privacy and outstanding views to all sides, having been landscaped to create luxurious entertaining spaces and extended parking, where a detached oak framed coach house offers a double garage, covered car port and a fabulous first floor annexe with a fourth double bedroom, en suite and open plan living and dining kitchen. There is also planning in place (until 2027) for a double storey extension to the side of the property, to create additional living accommodation and two further bedrooms, presenting excellent scope to develop the property without encroaching on the extensive plot size.



what3words:

///weeks.glitter.songbird

Oakwood House resides within a wonderfully peaceful and secluded position in the select hamlet of Heatley, enjoying tranquil countryside surroundings alongside convenient access to both nearby facilities and commuter routes.

The historic village of Abbots Bromley lies a few minutes drive away, offering a superb array of everyday amenities centered around the handsome High Street. Famed for its annual Horn Dance, Abbots Bromley is home to a selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, with the village formerly having been titled as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter.

The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



Village Centre & Amenities: 2 miles



Lichfield Rail Station: 14 miles
Rugeley Rail Station: 5 miles



Birmingham City Centre: 35 miles
Derby City Centre: 24 miles
Nottingham City Centre: 40 miles



Blithfield Reservoir: 2 miles
Cannock Chase: 10 miles



Birmingham Airport: 33 miles
East Midlands Airport: 32 miles



An oak gable **Porch** sits above the composite entrance door, from beneath pleasant views over the driveway, mature rose borders and gardens can be appreciated. The **Reception Hall** offers a delightful view into the **Orangery** style **Dining Room**, having vaulted ceilings and windows overlook the gardens and exceptional views beyond. To the front aspect is a versatile **Family Room** being an ideal playroom, study or sitting room, with feature glazing separating the hall from a fabulous **Lounge** with dual sided wood burner, an Air-Con unit and French doors out to the rear gardens.

A contemporary glass door opens into the **Modern Kitchen**, which is fitted with a modern range of gloss base, full height and island units with Quartz work surfaces over and a range of quality integrated Neff appliances including dishwasher, double eye level ovens, twin combination microwave ovens and an induction hob with extractor hood above. The Franke sink features a Quooker boiling water tap, the kitchen has feature low-level mood lighting and both a window to the side and bifold doors to the rear offer tranquil rural views. Beyond the Bifold doors is a composite deck terrace linked to the **Dining Room** by a second set of bifold doors.

From the kitchen there is a useful **Utility Room**, having full height and base units housing an inset sink and spaces for a washing machine and tumble dryer. There is useful shelved storage beside a door opening out to the gardens, and a further door opens into a superb **Walk in Pantry**. Also from the **Reception Hall** is a **Cloakroom** fitted with a modern vanity wash basin and WC, and under floor heating powered by an energy efficient Air Source Heat Pump extends throughout both the ground and first floors.







A contemporary open-tread staircase rises to the **First Floor Landing**, featuring skylights and impressive vaulted ceilings. There is an inset CCTV monitor to the landing, and oak doors open to the **Airing Cupboard** and into the bedrooms.

The **Master Suite** has been remodelled to create a luxurious principal bedroom, having triple aspect views from an oak framed picture window towards Blithfield Reservoir as well as from a Juliette balcony and a front facing window. A range of bespoke fitted wardrobes with interior fittings and lighting provide plenty of storage, there is an Air-Con unit and low level sensor lighting extends into the **En Suite Bathroom**, which has been refitted with a walk in shower with recessed storage, contemporary freestanding bathtub set to feature exposed brick work and an oak topped wash basin and heated vanity mirror above.

The landing opens into **Two Further Double Bedrooms**, each having a fitted wardrobe and sharing use of the modern **'Jack & Jill' Shower Room**. **Bedroom Two** is also fitted with an Air Con unit.







Accessed via the interior of the **Double Garage** is a superb self contained **Guest Suite/Annexe**, having stairs rising to the first floor of the garage and into the **Open Plan Kitchen**. The kitchen is fitted with a range of gloss base units housing an inset sink and integral appliances including a slimline dishwasher, fridge and oven with electric hob over, and there are provisions for a washing machine to be installed in the garage. The worktops extend to one side to create a breakfast bar, and skylights provide plenty of natural light.

A glazed wall and door open into the **Fourth Bedroom**, having a window to the side, a skylight and a range of fitted bedroom furniture, and a door opens to a modern **En Suite Shower Room**.

Oakwood House is approached via a lengthy private drive shared with two additional rural homes, with a private electric gate opening into a gravel driveway overlooking far-reaching countryside views. There is an expansive parking area bordered by immaculate shaped lawns and sleeper edged borders with an irrigation system and feature garden and driveway lighting. The **Coach House** houses a **Double Garage** with electric doors and a covered **Oak Framed Car Port**.



A composite deck terrace to the rear provides a pretty space for alfresco dining whilst overlooking tranquil views from the post and rail fenced boundary. The hot tub is as separate negotiation, and manicured lawns feature a variety of fruit trees including apple, pear, loganberry, damson and plum. There is a productive **Kitchen Garden** with raised beds and a greenhouse set to the rear of the pool house.

A fabulous addition to Oakwood House is the **Pool** and surrounding landscaped area, laid to composite decking and overlooking breathtaking views beyond. The swimmer's lane style **Pool** which is edged with corbelled limestone and a glazed balustrade is heated by an Air Source Heat Pump with a pump house also providing exterior storage, and the cedar clad **Pool House** is fitted with a **Kitchenette** with sink, integral fridge and an integral dishwasher as well as having a **Changing Room** with shower and potential for a WC. There is dusk-to-dawn lighting throughout the garden as well as a number of water points including a hot and cold tap, and a number of garden sheds with power and lighting provide ample exterior storage to the side and rear of the **Coach House**.





Ground Floor



First Floor



Total Floor Area: 3,450 ft² / 320 m²
(including Garage, Annexe & Pool House)

Land Area: 0.8 Acre

Ground Floor

Reception Hall 8.2 x 3.06m (approx. 26'10 x 10'0)
Lounge 4.94 x 4.92m (approx. 16'2 x 16'1)
Orangery/Dining Room 4.43 x 4.38m (approx. 14'6 x 14'4)
Family Room 4.36 x 2.7 (approx. 14'3 x 8'10)
Modern Kitchen 4.74 x 4.46m (approx. 15'6 x 14'7)
Utility 3.12 x 2.9m (approx. 10'2 x 9'5)
Cloakroom

First Floor

Landing 5.47 x 3.44m (approx. 17'11 x 11'3)
Master Suite 7.75 x 4.37m (approx. 25'5 x 14'4)
En Suite Bathroom 3.15 x 3.0m (approx. 10'4 x 9'9)
Bedroom Two 4.4 x 3.05m (approx. 14'4 x 9'11)
Jack & Jill En Suite 2.43 x 1.44m (approx. 7'11 x 4'8)
Bedroom Three 4.4 x 3.05m (approx. 14'4 x 9'11)

Annexe/Guest House

Living & Dining Kitchen 4.8 x 3.9m (approx. 15'8 x 12'9)
Bedroom Four 3.9 x 3.8m (approx. 12'9 x 12'5)
En Suite 1.8 x 1.5m (approx. 5'10 x 4'10)

Coach House

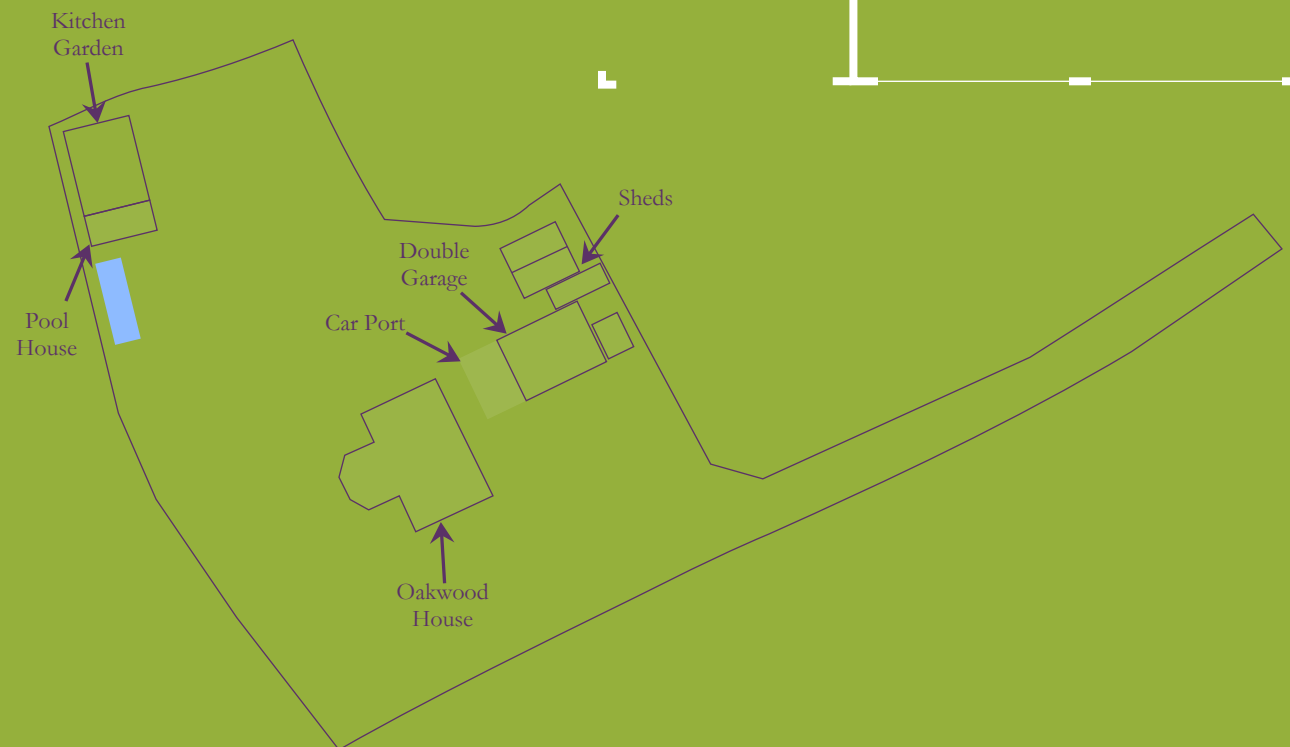
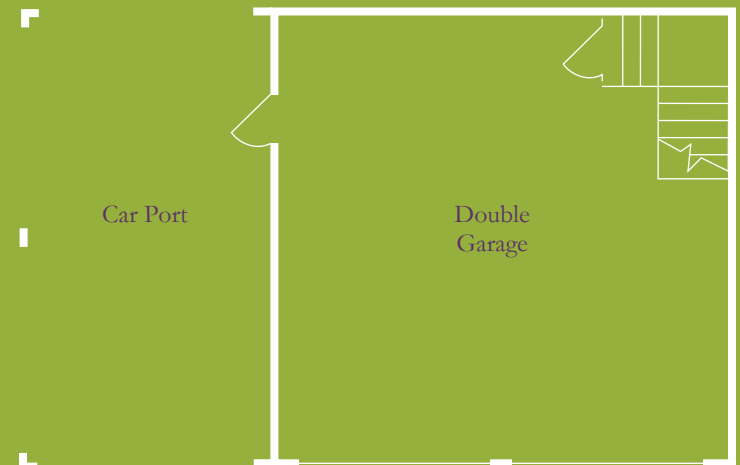
Double Garage 5.85 x 5.83m (approx. 19'2 x 19'1)
Oak Framed Car Port

Pool House

Kitchenette 3.23 x 2.9m (approx. 10'7 x 9'6)
Shower Room 2.6 x 1.2m (approx. 8'6 x 3'10)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	90 B

**Annexe/
Guest House**



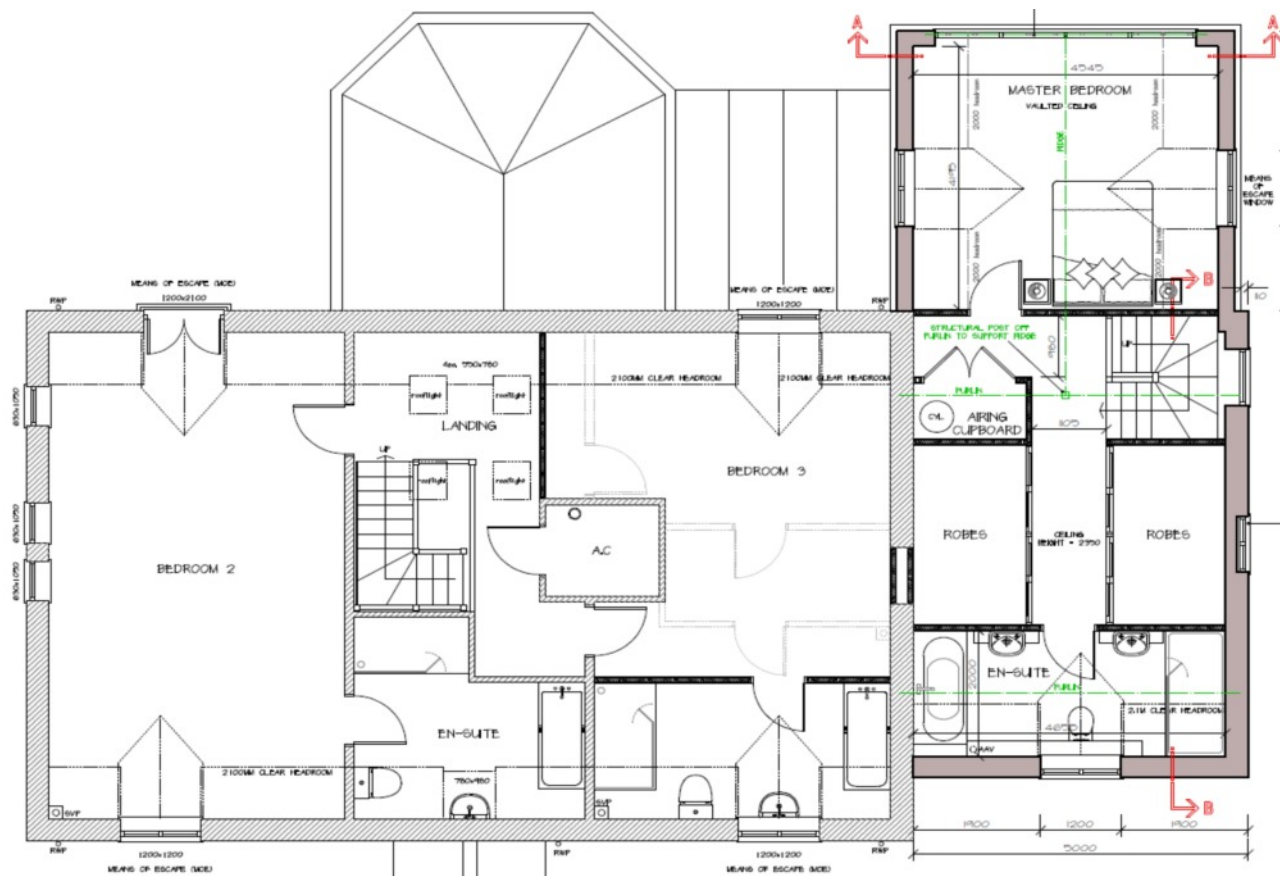
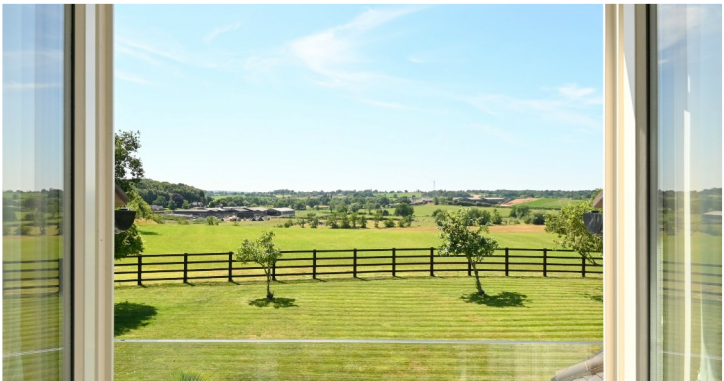
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illustration of proposed extension



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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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