



Oak Tree Lane, Cookhill, B49 5LH

Guide price £600,000

***2618Sq. Ft Approx* Located on the very desirable Oak Tree Lane in Cookhill. ** Four Bedrooms, INCLUDING A 1 BEDROOM SELF-CONTAINED ANNEXE ** Detached Double Garage ** Generous Living Spaces ** Large Garden ** This spacious four-bedroom detached home, complete with a self-contained one-bedroom annexe, offers flexible living and generous accommodation. The main house features a dual-aspect living room with sliding doors to the garden, a separate dining room, a well-equipped kitchen, a large utility room, a versatile office with garden access, and a ground-floor bathroom. Upstairs, there are three double bedrooms, including a principal bedroom with dual-aspect windows, a second bedroom with a balcony, and a third with built-in wardrobes and an en-suite. A family bathroom serves the remaining rooms. The annexe includes a private entrance, a living room, a kitchen with garden access, a spacious bedroom, and a bathroom. Externally, the property boasts a beautifully maintained wrap-around garden, a detached double garage, and ample driveway parking. Perfect for families or multi-generational living.**



Spacious Four-Bedroom Detached Home with One-Bedroom Annexe and Double Garage

This generously proportioned four-bedroom detached home, complete with a self-contained one-bedroom annexe, offers flexible living spaces and a beautifully maintained wrap-around garden. Set back from the road, the property is approached via a long block-paved driveway, framed by an established front garden, leading to a detached double garage and ample parking.

The welcoming entrance hall leads to a well-sized dual-aspect living room, featuring sliding doors that open onto the rear garden. A separate dining room, positioned conveniently near the kitchen, provides a lovely setting for entertaining. The kitchen offers extensive wall and base units, complemented by a large utility room with additional storage and an external side door. A versatile office space, with sliding doors to the garden, adds further practicality. The ground floor also benefits from a useful storage cupboard and a bathroom with a shower, W.C., and wash basin.

The self-contained annexe, with its own private entrance, comprises a comfortable living room, a well-equipped kitchen with access to the garden, a spacious bedroom, and a bathroom with a shower, W.C., and wash basin—ideal for extended family or guests.

Upstairs, the landing provides access to three generously sized double bedrooms. The principal bedroom enjoys dual-aspect windows, allowing for plenty of natural light. The second bedroom benefits from fitted wardrobes and French doors opening onto a charming balcony overlooking the garden. The third bedroom features built-in wardrobes and an en-suite with a shower, W.C., and wash basin. A well-appointed family bathroom, complete with a bath, W.C., and wash basin, serves the remaining bedrooms.

Outside, the expansive wrap-around garden is well-established, featuring mature trees and hedging for privacy, all enclosed within secure fencing. The detached double garage and spacious driveway provide ample parking.

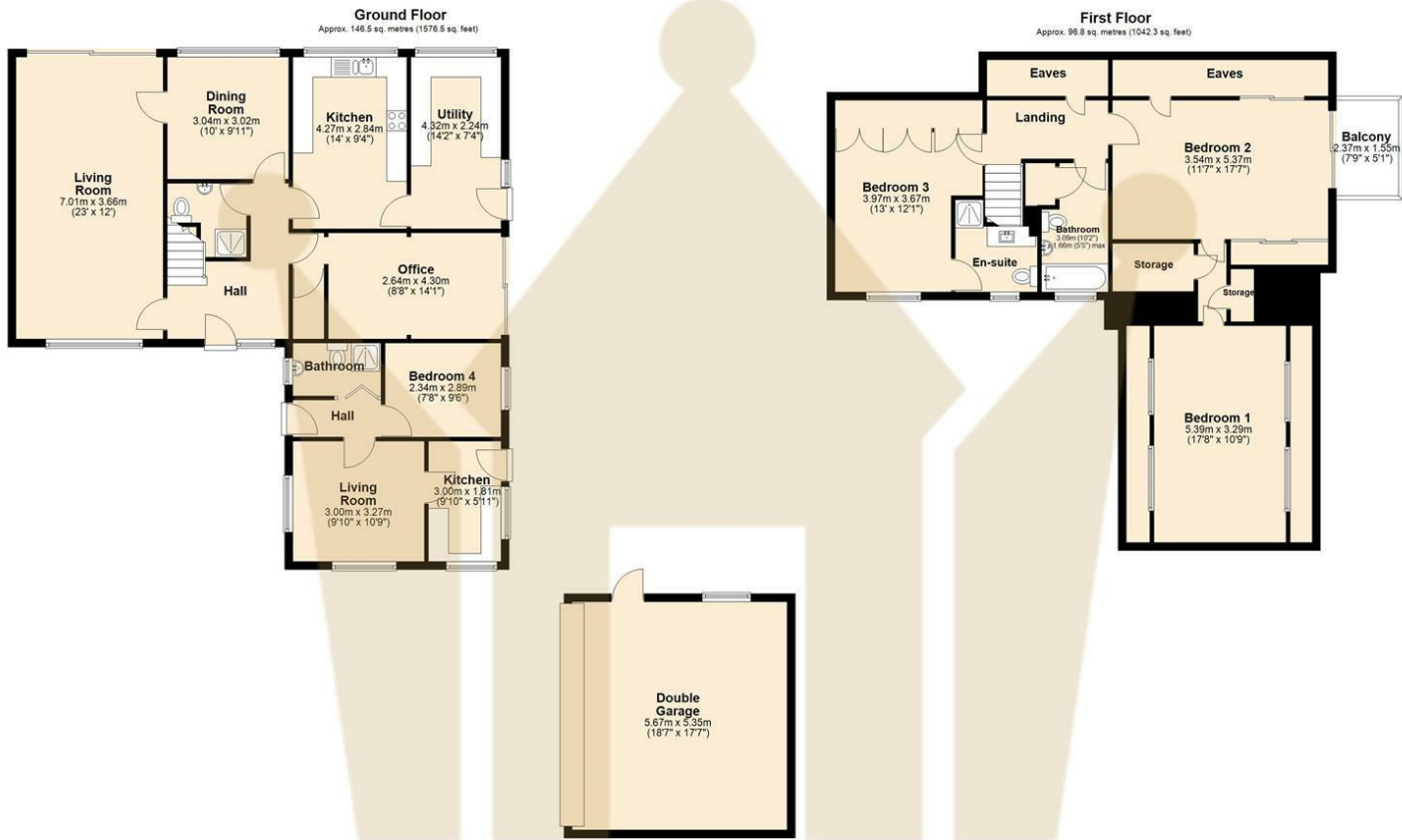
This well-proportioned home offers fantastic potential and

versatile living spaces, making it an excellent choice for families or multi-generational living.

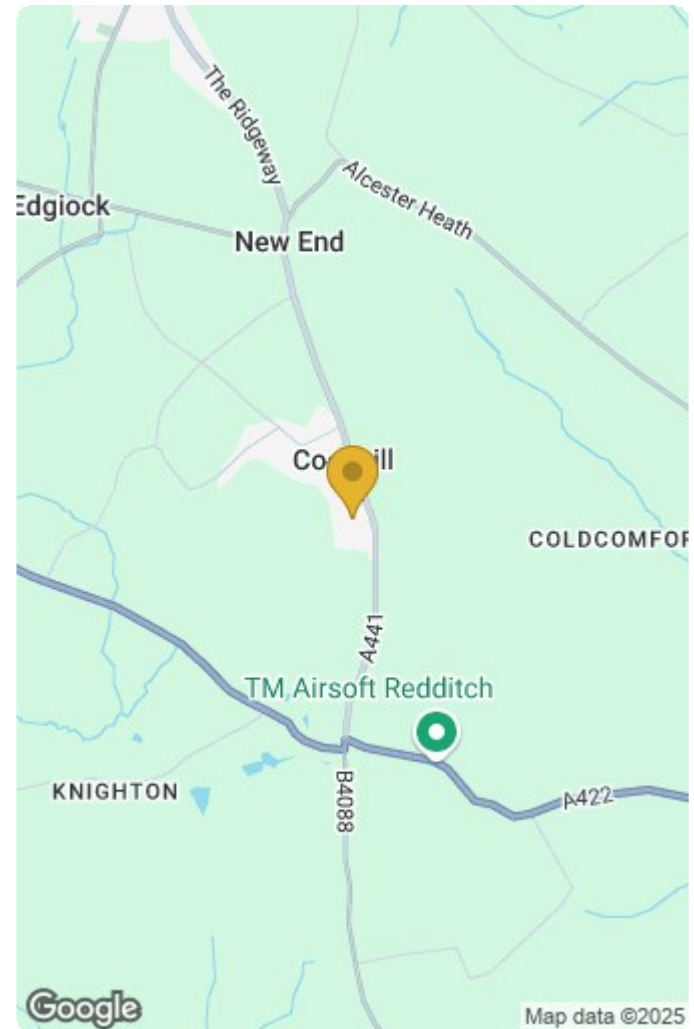
Hall	
Living Room	22'11" (7.01m)
Dining Room	9'11" x 9'10" (3.04m x 3.02m)
Kitchen	14'0" x 9'3" (4.27m x 2.84m)
Utility	14'2" x 7'4" (4.32 x 2.24m)
Office	8'7" x 14'1" (2.64m x 4.30m)
Downstairs Bathroom	
Bedroom 1	17'8" x 10'9" (5.39m x 3.29m)
Bedroom 2	11'7" x 17'7" (3.54m x 5.37m)
En-Suite	
Bedroom 3	13'0" x 12'0" (3.97m x 3.67m)
Bathroom	10'1" x 5'5" (3.09m x 1.66m)
Garage	18'7" x 17'6" (5.67m x 5.35m)
Annexe	
Hall	
Kitchen	9'10" x 5'11" (3.00m x 1.81m)
Living Room	9'10" x 10'8" (3.00m x 3.27m)
Bedroom 4	7'8" x 9'5" (2.34m x 2.89m)
Bathroom	







Total area: approx. 243.3 sq. metres (2618.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC