



County Lane, Codsall Wood

Offers In Region Of £750,000

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County Lane, Codsall Wood

Location, Location, Location!

A Rare Countryside Residence – Chain Free

An exceptional opportunity to purchase this unique detached residence, offered chain free, and ideally positioned in the heart of the Staffordshire countryside. This distinctive home enjoys a prime rural setting with a gated driveway, a spacious detached garage, and a beautifully landscaped garden backing onto open fields, offering uninterrupted panoramic views.

The gardens are a true standout feature. To the rear, the property opens onto an expansive, private outdoor space that has been lovingly maintained to provide a peaceful and picturesque haven. With sweeping lawns, mature shrub borders, and established planting, the garden bursts with year-round colour and natural beauty—perfect for those who appreciate outdoor living. A generous patio area creates an idyllic setting for alfresco dining, entertaining, or simply unwinding while soaking in the stunning countryside vistas. There's also plenty of space for a summerhouse, greenhouse, or even a kitchen garden, making it a true sanctuary for gardening enthusiasts.

Internally, the home offers flexible and spacious living accommodation. A welcoming entrance porch opens into a grand reception hall, leading to a well-equipped kitchen, utility area, guest WC, and a selection of adaptable rooms. The ground floor hosts two bedrooms, a dining room/lounge (or optional fifth bedroom), a stylish en-suite shower room, and an additional guest WC with separate access.

Upstairs, there are two further bedrooms, a modern family bathroom, and an impressive entertainment lounge complete with a walk-out balcony, offering elevated views over the surrounding countryside, an ideal space for relaxing, hosting, or simply enjoying the serene setting.





Entrance Porch

Situated to the front left hand side of the property, double glazed door and double glazed windows to front access, door leading into the main entrance reception hall.

Entrance Reception Hall

17' x 12' 6" (maximum)

Viewing is highly recommended. Wall and book shelving's, wooden stairs leading to the first floor landing, feature high window to front, double glazed window to side, door to entrance porch and internal doors leading to various rooms, spotlights to ceiling, telephone point.

Ground Floor Guest WC

Low flush toilet, wall mounted wash basin, door leading to hall, central heated radiator and wall mounted consumer board.





Kitchen

14' 2" x 11' 6"

Two double glazed windows overlooking rear garden with stunning countryside views, internal doors leading to various rooms, selection of fitted wall and base units with roll top work surfaces, tiled floor, tiled walls, five burner SMEG oven and hob.

Utility

7' 4" x 5' 9"

Double glazed door and country view window leading to rear, door leading to kitchen, wall mounted boiler, wall and base units with roll top work surfaces, tiled flooring.

Dining Room/Lounge/Guest Bedroom Five

15' x 10' 5"

THIS AREA HAS VARIOUS FLEXIBLE USAGE OPTIONS. Double glazed patio doors, leading to the main patio area, double glazed bow window overlooking rear garden, door to hall, spotlights to ceiling, central heated radiator.

Bedroom One (Ground Floor)

12' 6" x 11' 7"

Double glazed window to side, door to en-suite, door leading to reception hall, central heated radiator.

Ensuite (Ground Floor)

Double glazed window to rear, door to bedroom one, walk in shower area, low flush toilet, pedestal wash basin, shaving point, spotlights to ceiling, central heated radiator, door to bedroom one.

Bedroom Two (Ground Floor)

11' 2' x 9'

Double glazed window to front, central heated radiator, door to hall. This area is currently used as a piano room.





First Floor Landing

Having feature wooden stairs leading to the ground floor, large feature double glazed window to rear, double glazed window to side, glazed french doors leading into the family entertainment room, walk in boiler room housing water tank, central heated radiator, loft access and doors to various rooms.

Bedroom Three (First Floor)

11' 9" x 9' 5"

Double glazed window offering countryside views, built in wardrobes, spotlights to ceiling, feature window blinds, door to landing, central heated radiator.



Bathroom (First Floor)

Double glazed window to side, low flush toilet, corner bath, walk in shower, wall mounted wash basin, spot lights and extractor fan, part tiled walls, wall fan heater, wall unit, central heated radiator.

Family Entertainment Lounge (First Floor)

25' x 15'

This interesting entertainment lounge has been designed and located on the first floor to benefit from the stunning countryside views this home has to offer. Double glazed french doors leading to the walk out balcony area, double glazed window and integrated blinds with stunning views, spotlights to ceiling, glazed french doors leading to landing area, brick built fireplace, two central heated radiators, further double glazed windows to side.



Balcony

Wonderful balcony area with stunning countryside views including The Wrekin, double glazed patio doors leading to main entertainment lounge and bordering handrail and balustrades.

Bedroom Four (First Floor)

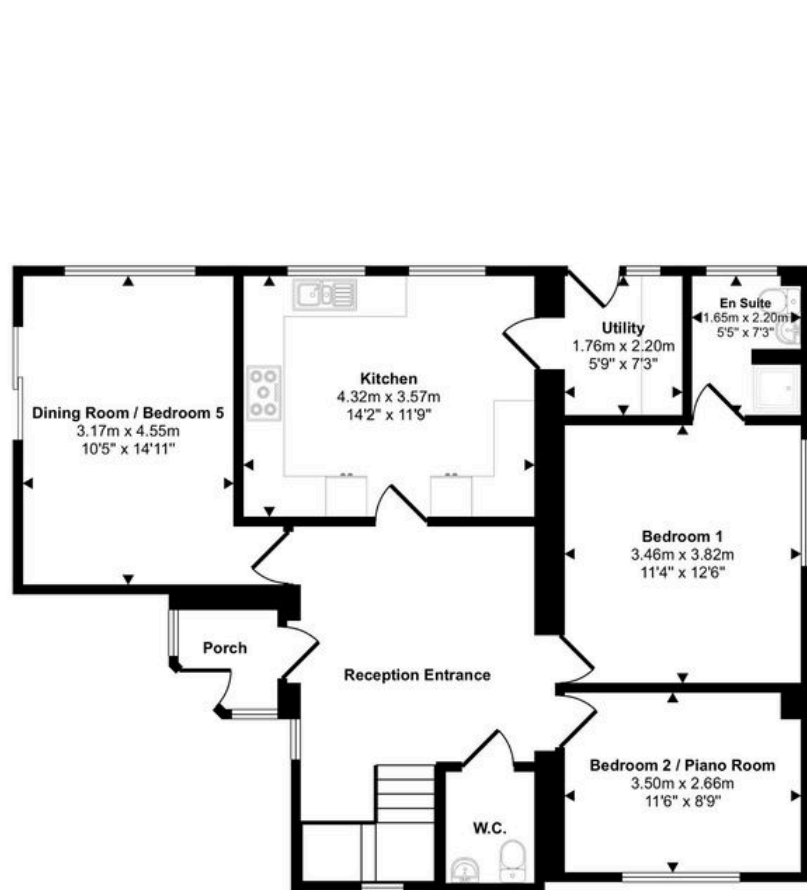
11' 4" x 7' 6"

Double glazed window to front, door to landing, spotlights to ceiling, this area is currently being used as a home office.

Detached Garage

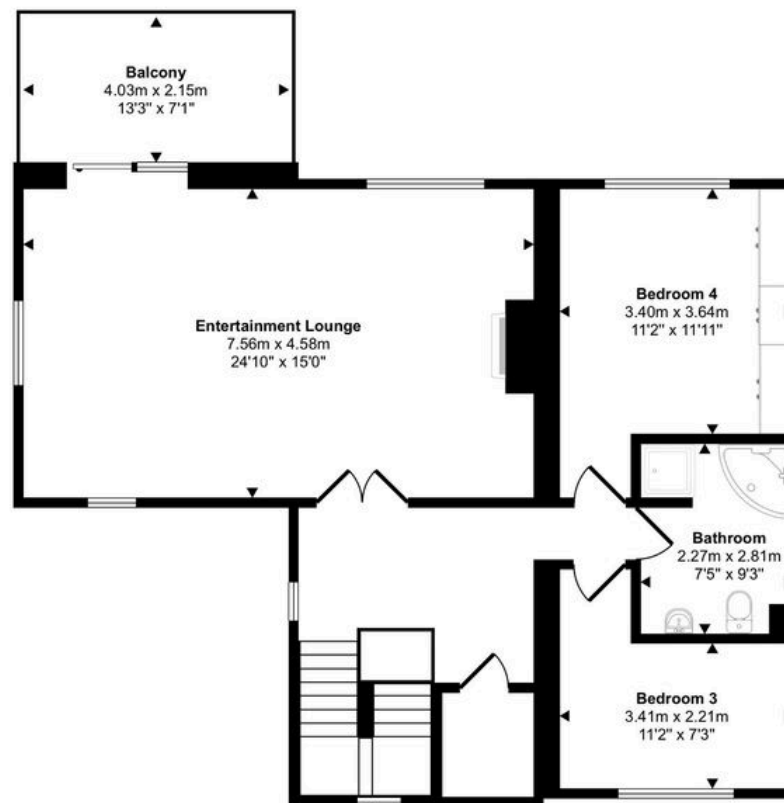
19' 7" x 16' 7"

Vaulted ceiling, remote feature entry system, internal lighting, double glazed window and double glazed door to rear access.

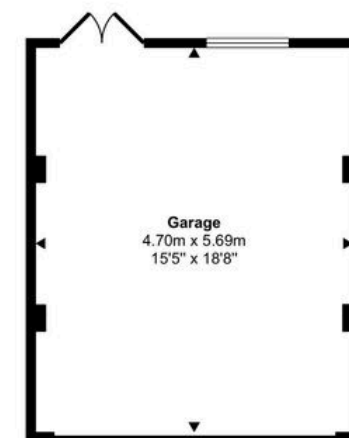


Ground Floor
Approx 89 sq m / 960 sq ft

Approx Gross Internal Area
201 sq m / 2162 sq ft



First Floor
Approx 85 sq m / 913 sq ft



Garage
Approx 27 sq m / 288 sq ft