



Oaklands Farm, Lower Rudge, Pattingham

Offers Over £950,000

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Oaklands Farm, Lower Rudge, Pattingham

WELCOME TO OAKLANDS FARM - A BEAUTIFULLY PRESENTED COUNTRY RESIDENCE SET IN A STUNNING LOCATION OFFERING IDYLIC PANORAMIC VIEW OF THE COUNTRYSIDE.

Lee Cooke eXp presents Oaklands Farm, located in the sought after hamlet of Lower Rudge Pattingham.

THIS COUNTRYSIDE HOME IS SET ON A OUTSTANDING PLOT, IDEAL FOR FURTHER RE-DEVELOPMENT (STP)

Externally you are greeted by a large frontage with generous car park, front and rear countryside gardens with **DOUBLE GARAGE** and adjoining paddock (right side)

Internally you enter through the entrance hall, spacious cloaks/guest wc, sitting room, entertainment evening lounge, family room adjoining re-fitted and re-styled breakfast kitchen. The first floor has 4/5 bedrooms all with countryside views, (which includes a large sitting area landing with 5th bedroom conversion potential) Both luxury re-fitted family bathroom and en-suite.





Entrance Hall

A welcoming entrance hall featuring a recently replaced composite front door with matching double-glazed side windows. Includes laminate flooring, internal doors leading to various rooms, staircase to the first-floor landing, a useful storage cupboard and a central heated radiator.

Guest Ground Floor WC – 9'0" x 6'8"

Featuring a double-glazed window to the front, a door from the entrance hall, laminate flooring, central heated radiator and a refitted suite comprising an integrated low-flush toilet and complementary matching wash basin.

Sitting Room – 15'0" x 12'0"

With internal doors leading to surrounding areas, a double-glazed window to the front, an open fire with feature marble hearth, central heated radiator and French doors opening into the Evening Lounge.





EVENING LOUNGE – 33'8" INTO BAY x 16'8"

A stunning, expansive family evening lounge which requires viewing to appreciate its scale and dual-aspect outlook to front and rear.

Features dual double-glazed side windows with elevated countryside outlooks, double-glazed French doors with matching side windows overlooking the beautiful rear countryside, and a double-glazed bay window to the front. Includes two central heated radiators, a fireplace with decorative tiled hearth, and French doors leading back into the Sitting Room.

Landing

With a double-glazed window to the side, staircase descending to the ground floor, central heated radiator, doors to various rooms, and an open archway leading into the First Floor Sitting Area (Bedroom 5 conversion potential).



Breakfast Kitchen – 19'7" x 8'6"

A beautifully presented and fully refitted breakfast kitchen, adjoining the main Family Entertainment Room. Features a double-glazed rear door and window overlooking the countryside, a door leading into the garage, and an extensive selection of refitted wall and base units with quartz worktops, complementary splashbacks and breakfast bar. Additional features include laminate flooring, ceiling spotlights, space for an American-style fridge-freezer, and integrated AEG appliances including an oven and grill, 5-burner hob, feature extractor hood and dishwasher.

Bedroom 1 – 16'6" x 13'0"

A superb main bedroom with double-glazed window offering countryside and hill views to the side. Includes door to the landing, door to the en-suite, further picturesque countryside outlooks and a central heated radiator.



EN-SUITE

Viewing is highly recommended for this luxurious, redesigned suite.

Features an integrated low-flush toilet with concealed GEBERIT system, a floating wall-mounted GROHE wash basin with dual taps, and a feature walk-in shower area with GROHE shower and detachable handset. Also includes tiled floor and walls, extractor fan, spotlights to ceiling, heated towel rail and a door through to Bedroom 1.

Bedroom 2 – 16'6" x 10'4"

With a double-glazed window to the side offering stunning countryside hill views and an additional double-glazed window to the front with elevated ridge views. Includes loft access, door to landing and central heated radiator.

Bedroom 3 – 12'0" x 13'2"

Featuring a double-glazed rear window with countryside and ridge views, door to landing and central heated radiator.





Bedroom 4 – 12'2" x 10'0"

With a double-glazed rear window offering countryside and ridge views, central heated radiator and door to landing.

Family Bathroom

A refitted and redesigned bathroom with a feature freestanding tub-style bath with integrated filler tap and detachable shower handset. Includes a walk-in shower area with fitted GROHE shower, vanity-unit wash basin, low-flush toilet, brick-effect tiled walls, tiled flooring, spotlights to ceiling, heated towel rail and door to landing.

Front Garden

A welcoming front garden with a generous pebbled parking area, dual gated access to rear and side, bordered by hedging, laurels, plants and shrubs with a lawned area and matching wall-mounted entrance security light.



COUNTRYSIDE REAR GARDEN

A superbly presented rear garden featuring a paved entertainment patio, spacious lawned area, farm-style fencing, gated side access, vegetable-growing area, further front access gate, hedging, trees, plants and shrubs. Includes external water tap, outdoor power points and security lighting.

Viewing is highly recommended to appreciate the outstanding rear countryside views this garden offers.

Side Paddock

A spacious paddock area requiring viewing to appreciate its setting and stunning bordering countryside views. Currently laid mainly to lawn with surrounding hedging, gated access to the main front entrance and open access to the main garden.



Agents Note

Lee Cooke Personal Estate Agents, **recommends viewing to fully appreciate this beautifully presented, restyled and redesigned countryside detached home.** The property may offer further redevelopment or rebuild potential, similar to neighbouring properties that have undergone significant refurbishment or rebuild projects. *(Subject to relevant permissions – buyers are advised to consult surveyors, solicitors and local planning authorities.)*

Family Entertainment Room – 24'4" x 9'9"

Accessed via glazed internal doors, with an opening leading into the refitted Breakfast Kitchen. Includes double-glazed French doors leading to the rear entertainment patio with stunning countryside views, laminate flooring and a double-glazed rear window.

LANDING SITTING AREA / BEDROOM 5 POTENTIAL – 12'0" x 12'0"

Viewing is highly recommended to appreciate the potential of this space, offering conversion opportunities for a fifth bedroom (subject to permissions). Includes a double-glazed window with clear hill and countryside views to the front, central heated radiator, doors to surrounding rooms and a spacious airing cupboard.

Other Notes

- Oil central heating
- Refitted kitchen
- Refitted en-suite
- Refitted family bathroom
- Updated flooring and carpets
- Communal sewerage system
- **Redevelopment opportunity for a grand-design-style countryside home (subject to relevant permissions)**





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