



**Connells**

Huddlesford Lane  
Huddlesford Lichfield



Huddlesford Lane  
Huddlesford Lichfield WS13 8PY

for sale offers in the region of  
**£750,000**



### Property Description

**\*\*COUNTRYSIDE LIVING AT ITS  
ABSOLUTE FINEST\*\***

**\*\*A TRULY EXCEPTIONAL AND  
WONDERFULLY REGAL RESIDENCE  
LOCATED IN ONE OF THE MOST  
POPULAR VILLAGES IN  
STAFFORDSHIRE\*\***

**\*\*TWO ACRES OF GROUNDS\*\***

Connells Estate Agents are just thrilled to offer for sale this once in a lifetime home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering a huge, private double aspect gated driveway for a many vehicles along with 1.1 acres of land, a detached garage and car port and offering a plethora of lovely feature garden areas. Internally the property briefly comprises of: grand hallway/sitting room, lounge, dining room, conservatory, kitchen diner, utility room, guest wc, three bedrooms, two bathrooms, dressing room (Bedroom 4?) and a study room.

**\*\*A TRULY EXCEPTIONAL AND DELUXE  
HOME OFFERING A WEALTH OF ROOMS,  
SPACIOUS LIVING WITH A HUGE SQUARE  
FOOTAGE\*\***

**\*\*A ONCE IN A BLUE MOON  
OPPORTUNITY TO ACQUIRE SUCH A  
PROPERTY\*\***

**\*\*CALL CONNELLS LICHFIELD CITY TO  
REGISTER YOUR INTEREST\*\***

This particular property genuinely feels mansion-esque and sits on a huge private gated plot along Huddlesford Lane giving close proximity to Lichfield and its host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have the famous Plough at Huddlesford, Whittington Village, Huddlesford Canal walks and Junction are on the doorstep, Lichfield Trent Valley Train Station and a host of travel links can be found close by.



**Entrance Hallway/Sitting Area**

**Guest Wc**

**Master Lounge With Log Burner**

20' 8" x 10' 8" ( 6.30m x 3.25m )

**Dining Room**

22' 7" x 10' 8" ( 6.88m x 3.25m )

**Kitchen Diner**

18' 9" x 10' 1" ( 5.71m x 3.07m )

**Utility Room**

6' 4" x 15' 4" ( 1.93m x 4.67m )

**Conservatory With Log Burner**

10' x 13' 2" ( 3.05m x 4.01m )

**First Floor Landing**

**Study Area On Landing**

**Master Bedroom**

10' 7" x 11' ( 3.23m x 3.35m )

**With En-Suite & Dressing Area**

10' 8" x 10' 2" ( 3.25m x 3.10m )

**Bedroom Two**

10' 8" x 11' 2" ( 3.25m x 3.40m )

**Bedroom Three**

10' x 7' 6" ( 3.05m x 2.29m )

**Shower Room**

**Outside**

**Wrap Around Driveway**

**Detached Double Garage**

**Car Port**

**Summerhouse With P&I**

**Lots Of Storage Buildings**

**Allotment Area**

**Log Cabin With P&I**

15' 8" x 11' 8" ( 4.78m x 3.56m )

**2 Acres Of Grounds**















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: F Council Tax  
 Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311304](http://connells.co.uk/Property/LFD311304)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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