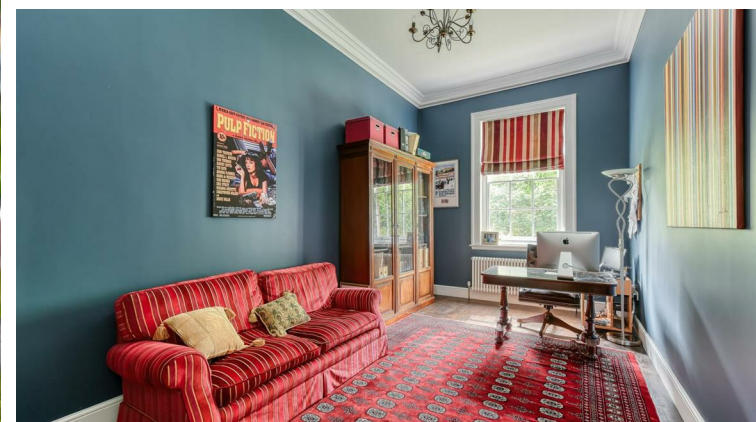




The Dower House, Hollybush Lane, Oaken, Nr. Codsall, South Staffordshire, WV8 2AT

BERRIMAN  
EATON





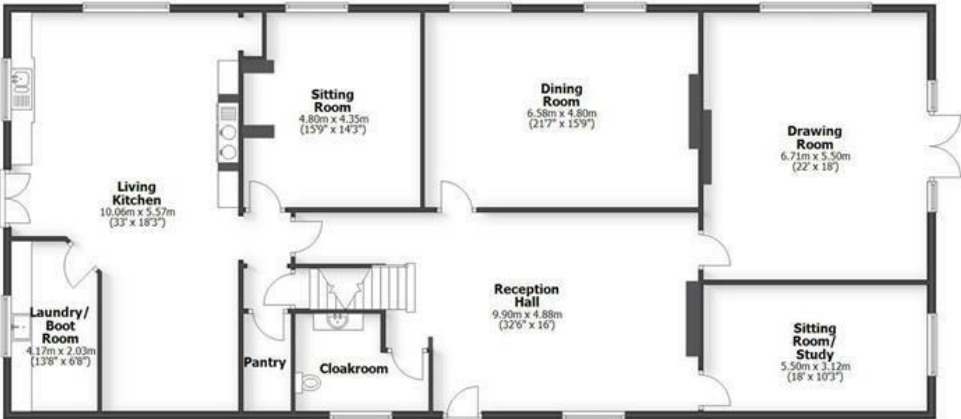
## The Dower House, Hollybush Lane, Oaken, Nr. Codsall, South Staffordshire, WV8 2AT

An elegant Grade II Listed Georgian residence with well appointed accommodation standing in a delightful, rural yet convenient location with extensive grounds of approximately 16 acres in total with a long, gated and tree lined driveway leading off Willow Lane.

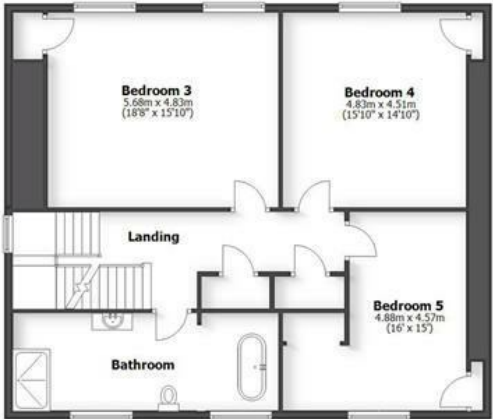
# THE DOWER HOUSE

HOLLYBUSH LANE, OAKEN

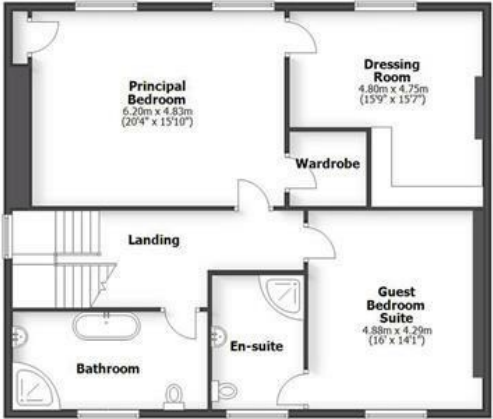
|                                                                                                                                                                         |                   |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|
| HOUSE:                                                                                                                                                                  | 445.7sq.m.        | 4798sq.ft.        |
| CELLARS:                                                                                                                                                                | 102.5sq.m.        | 1104sq.ft.        |
| GARAGE & OUTBUILDINGS:                                                                                                                                                  | 141.9sq.m.        | 1528sq.ft.        |
| THE COACH HOUSE:                                                                                                                                                        | 124.7sq.m.        | 1342sq.ft.        |
| <b>TOTAL:</b>                                                                                                                                                           | <b>814.8sq.m.</b> | <b>8772sq.ft.</b> |
| INTERNAL FLOOR AREAS ARE APPROXIMATE<br>FOR GENERAL GUIDANCE ONLY - NOT TO SCALE<br>POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES<br>AND OTHER FEATURES ARE APPROXIMATE |                   |                   |



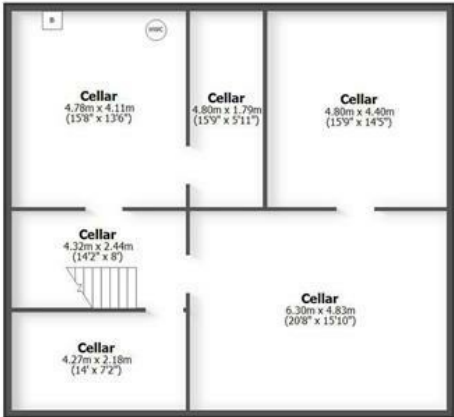
Ground Floor



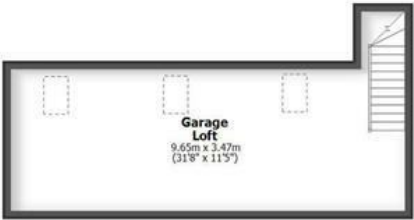
First Floor



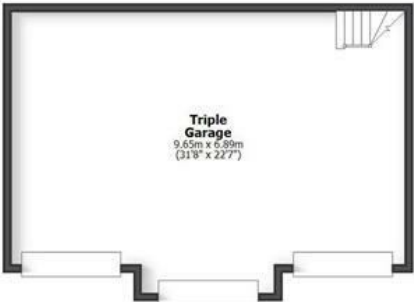
Second Floor



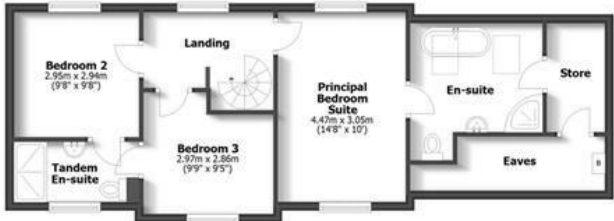
Cellars



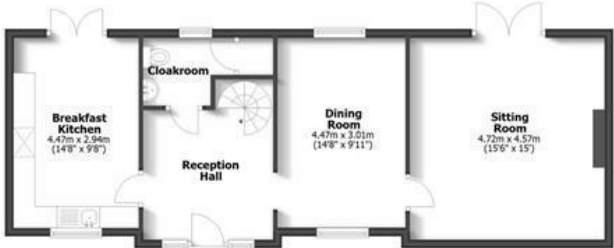
Garage First Floor



Garage Ground Floor



The Coach House First Floor



The Coach House Ground Floor

**LOCATION**

Oaken is a small hamlet situated on the western outskirts of the Wolverhampton conurbation amidst unspoilt South Staffordshire countryside. A full range of local shopping and leisure facilities are available in the nearby village of Codsall and a wide variety of schooling in both sectors are within easy reach. The extensive amenities of Wolverhampton City Centre are within a few minutes drive with mainline rail services running from Wolverhampton Station. Motor communications are excellent with the M5, M6 and M54 motorways providing easy access to Telford, Shrewsbury, Birmingham and the whole of the industrial West Midlands. Rail services run from Codsall Station with direct connections to Shrewsbury and Birmingham.

**DESCRIPTION**

The Dower House is a Grade II Listed residence which dates from the 18th Century with handsome Georgian elevations with a Queen Anne influence. The property has some considerable architectural merit and is mentioned by Nikolaus Pevsner in his series of books, The Buildings of England, where the property is noted under its original name of Oaken House.

The property is believed to have been in the ownership of the Wrottesley family until its first appearance on the open market in 1956. During the First World War the house was used to provide a home for Belgian refugees and throughout its history, when not directly required by the estate itself, the Wrottesleys let the house to suitable tenants, often related to the family. This is only the third time that The Dower House has been offered to the market.

The Dower House was purchased by the current sellers in 2005 and, since that time, has been the subject of considerable works of improvement and remodelling including a fine single storey extension to the ground floor which has blended seamlessly with the original architecture. The house now benefits from all of the accommodation required for modern living and yet still retains its original character which has been carefully preserved with much fine corning to many of the ceilings.

The current sellers also converted a two storey coach house to provide a fine, separate three bedroom barn conversion style cottage, a three bay garage block was built with a leisure room above and there are further, various ancillary outbuildings. The property stands in beautiful gardens and there is a large paddock of around 13.7 acres in total.

**ACCOMMODATION**

A panelled front door with a fan light over and pediment surround opens into the SUPERB RECEPTION HALL which is a separate living room in its own right with old oak floorboards and a fine Adams style fireplace. There is a GUEST CLOAKROOM with old oak flooring. The DRAWING ROOM has a light, corner aspect with tripartite Venetian windows to both the side and rear incorporating French doors to the side, oak flooring, part panelled walls and a fine marble and granite fireplace. The DINING ROOM is superbly proportioned for entertaining with windows overlooking the gardens and field beyond, old oak floorboards and an elegant marble fireplace. There is a SITTING ROOM / STUDY with wooden flooring and a side window. A door from the reception hall opens into the more informal living areas with a FAMILY ROOM with oak flooring, part panelled walls and delightful views across the grounds and there is a large LIVING KITCHEN with a full range of bespoke cabinetry with granite working surfaces fitted by Chalon and a large, contrasting centre island with butchers block top. A four oven Aga with twin gas hob companion, an integrated Miele dishwasher, a fridge freezer housing unit, a tripartite Venetian window overlooking the grounds with a further window to the side, stone flooring and an adjoining LAUNDRY / BOOT ROOM with wall and base mounted cabinetry with butchers block working surfaces and stone flooring. An INNER LOBBY has a cloaks cupboard and access to the excellent range of barrel vaulted CELLARS.

A fine, old staircase with turned balustrading rises from the reception hall to the galleried first floor landing with old oak flooring and a storage cupboard. There are THREE BEDROOMS to the first floor, all of which are of an excellent size with original fireplaces, two of which are particularly large with views over the grounds. The first floor BATHROOM is well proportioned with a stylish suite with a free standing slipper bath, separate shower, WC and a stylish vanity unit with a marble top, stone flooring and windows to the front.

A further staircase rises to the upper floor landing. the PRINCIPAL SUITE has a large double bedroom with an original fireplace, windows overlooking the grounds, a walk in, fitted wardrobe and a large DRESSING ROOM with an original fireplace, oak flooring, window and a corner range of fitted, open fronted wardrobes with hanging rails, drawers and shelving. The GUEST SUITE has a double bedroom with an original fireplace, window to the front and an EN-SUITE with a contemporary suite of basin, WC and fully mosaic tiled corner shower and there is a further BATHROOM with a free standing roll top bath, fully tiled corner shower, WC and vanity unit with wash basin, window to the front and tiled floor.

**THE COACH HOUSE**

The Coach House was created from original outbuildings and has made a comfortable, detached three bedroomed property in its own right. It has a delightful façade with three prominent arches to the ground floor housing the windows and the front door which is arched in shape with surrounding windows and which opens into the RECEPTION HALL with oak flooring, a cast iron spiral staircase rising to the upper floor and a CLOAKROOM with a fitted suite and chequerboard floor tiling and a store. The DINING ROOM has a light through aspect with an arched cast iron window to the front, oak flooring, ceiling beams and a door to the SITTING ROOM with arched French doors to the rear, oak flooring and a decorative fireplace. There is a BREAKFAST KITCHEN with wall and base mounted oak units with granite surfaces, an integrated dishwasher, tiled floor, a ceramic sink, cooker space, cast iron arched window to the front and double glazed arched French doors to the rear, ceiling beam and integrated ceiling lighting.

The first floor has a PRINCIPAL BEDROOM SUITE with a double bedroom with a vaulted ceiling and through aspect and an EN-SUITE BATHROOM with a free standing roll top bath and separate shower, WC and basin, chequerboard floor, integrated ceiling lighting, two roof lights and a walk in store with access to eaves storage. BEDROOMS TWO AND THREE are both double rooms in size with vaulted ceilings and each has a door to a TANDEM EN-SUITE with a fully tiled shower, basin and WC, tiled floor and integrated ceiling lighting.

**OUTSIDE**

Imposing, wrought iron remote controlled double gates open from Willow Lane onto a winding, tree lined DRIVEWAY which sweeps around to the front of the residence. There is a terrace laid in brick sets to one side providing ample off street parking and a DETACHED THREE BAY GARAGE BLOCK with a decorative central gable, three remote controlled elevating doors, electric light and power and stairs rising to a first floor GAMES / LEISURE ROOM with laminated flooring, electric light and power and three roof lights.

There is a single storey range of OUTBUILDINGS, either side of the door to the Coach House frontage from the main drive, which provide ample storage areas and conversion potential.

THE FORMAL PLANTSMANS GARDENS of the Dower House are a particular feature of the residence and extend to approximately two acres in total with a paved terrace to one side of the residence leading to a small, lawned area to the rear elevation with a ha-ha and small steps leading to the principal, sweeping lawn with exceptionally well tended and mature beds and borders with a profusion of flowering plants, including in many different varieties of rose and matured specimen trees. There is a secluded area of woodland together with a separate ORCHARD with a HEATED OUTDOOR SWIMMING POOL (approx. 34' x 15'). Beyond the orchard is the part walled KITCHEN GARDEN which is walled on three sides with an open fronted log store, fruit garden and vegetable beds with raised brick edging.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND H – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.  
The property is FREEHOLD.  
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

**DIRECTIONS**

Access is from Willow Lane, please use What3Words: ///tooth.oath.land

Offers Around £2,650,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**