



Weaverlake House

Weaverlake Drive | Yoxall | Burton-on-Trent | Staffordshire | DE13 8AD

 **FINE & COUNTRY**

WEAVERLAKE HOUSE



An exceptional country residence extending to over 6,825 sq ft, set within approximately 1.5 acres of beautifully landscaped grounds in one of Staffordshire's most desirable village locations, with leisure suite and guest/family accommodation ancillary to the main residence.



Weaverlake House is an outstanding modern country home of exceptional scale and quality, combining timeless architectural styling with luxurious contemporary living. Extending to approximately 6,825 sq ft, the property has been meticulously designed to create an elegant yet highly practical family residence, with beautifully proportioned accommodation arranged over two floors together with extensive leisure facilities, guest/family accommodation ancillary to the main residence and detached outbuildings.

Approached via a sweeping private driveway culminating in an impressive turning circle, the property immediately delivers a sense of arrival. The handsome brick façade, framed by manicured formal gardens and mature woodland surroundings, creates a striking first impression befitting a residence of this calibre.

Internally, the home is centred around a magnificent reception hall with a sweeping twin staircase rising to the first-floor galleried landing, establishing the tone of quality and grandeur that continues throughout the property. The interiors are immaculately presented, blending refined neutral tones with bespoke fittings, exceptional craftsmanship and high-specification finishes throughout every room. Underfloor heating runs throughout the property, further enhancing the luxurious and comfortable living environment.

The principal reception rooms provide outstanding versatility for both family life and entertaining. The formal living room enjoys an elegant fireplace and dual-aspect views across the grounds, whilst a separate sitting room offers a more intimate retreat. A dedicated office provides ideal work-from-home accommodation, complemented by additional reception and dining areas throughout the ground floor.

At the heart of the home lies a spectacular open-plan living dining kitchen, designed for modern family living and entertaining on a grand scale. Flooded with natural light through vaulted glazing and bi-folding doors, the space incorporates bespoke cabinetry, substantial central island and extensive dining and seating areas seamlessly connecting with the landscaped terraces and gardens beyond.

A substantial leisure wing further elevates the lifestyle offering, featuring an impressive recreation and gymnasium space together with steam room facilities, creating a private wellness environment rarely found in residential property.

The first floor provides beautifully appointed bedroom accommodation centred around an expansive galleried landing. The principal suite is particularly impressive, benefitting from a luxurious dressing room and elegant ensuite bathroom. Further bedrooms are generously proportioned, with multiple bath and shower rooms providing ideal accommodation for family and guests alike.

In addition, the property benefits from guest/family accommodation ancillary to the main residence, offering excellent flexibility for multi-generational living or guest accommodation.

Ground Floor

A grand reception hall with feature twin staircase and galleried landing forms the centrepiece of the home and leads to an exceptional range of reception spaces including formal living room, sitting room, family room, dining room and office. The spectacular open-plan living dining kitchen offers extensive entertaining space with direct access to the gardens and terraces. Further accommodation includes utility room, guest cloakrooms and an extensive leisure suite comprising gymnasium, recreation space, sauna and steam room facilities. The entirety of the ground floor benefits from underfloor heating and bespoke high-specification finishes throughout.







Seller Insight

“ For the past twelve years, the owners have cherished a lifestyle defined by privacy, tranquillity and an exceptional connection to nature. Tucked away in a prominent position along a private drive and surrounded by the beauty of the National Forest, the property offers a rare sense of seclusion while remaining effortlessly connected to nearby amenities and road links.

What first drew the owners to the home was its peaceful setting, superb gardens and woodland surroundings – qualities that continue to shape daily life here. The property has been thoughtfully designed to embrace its natural environment, with large windows and doors allowing light to pour into every room while framing beautiful garden views from every aspect of the house. Sunrises illuminate the front of the home, while evenings bring spectacular sunsets through the woodland backdrop beyond.

At the heart of the home is a wonderful balance between luxurious entertaining spaces and private retreats. The spacious layout allows family and guests to come together with ease, while also ensuring each occupant can enjoy their own sense of privacy. The owners particularly love gathering in the drawing room during the winter months, where the wood-burning stove creates a warm and inviting atmosphere against the backdrop of the surrounding gardens.

In 2019, the property underwent an extensive top-to-bottom renovation and extension programme, completed over eighteen months to an exceptional standard. The result is a home that seamlessly blends traditional character with contemporary luxury. Bespoke additions include a beautifully crafted Tom Howley kitchen and an impressive fitness suite complete with steam room, thoughtfully positioned to overlook the car showroom. Neutral interiors and elegant finishes further enhance the sense of sophistication throughout.

The outdoor spaces are equally captivating. The owners speak fondly of the stunning gardens, woodland walks and peaceful courtyard sun trap that have become such an important part of everyday life. Birdsong fills the mornings, while owls can often be heard in the evenings, creating a truly immersive countryside experience. Access directly into the National Forest provides endless opportunities to enjoy nature, with regular sightings of birds of prey adding to the sense of rural beauty and escape.

The home has also provided the perfect backdrop for family life, creating treasured memories with children and grandchildren across both the extensive indoor and outdoor entertaining spaces. The owners describe the local community in Yoxall and the surrounding area as peaceful, friendly and safe, with nearby attractions including Hoar Cross Hall and Spa, deer parks, scenic walks, excellent schools, rural pubs and restaurants all contributing to the appeal of the location.

When asked what advice they would offer to a future owner, the answer was simple: make full use of everything the property has to offer – from the exceptional gardens and woodland setting to the impressive leisure facilities and beautifully designed living spaces. What they will miss most are the stunning garden views from every room, the fitness suite, and above all, the memories created during twelve wonderful years in this remarkable home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













First Floor

The first floor is arranged around a spacious galleried landing and provides a luxurious principal bedroom suite with dressing room and ensuite bathroom. Four further substantial bedrooms are complemented by additional bathrooms and shower rooms, creating exceptional family accommodation throughout. Bespoke detailing and premium finishes continue across the first floor, with underfloor heating providing comfort throughout.





Annex & Outbuildings

The annex provides guest/family accommodation ancillary to the main residence, including living room, bedroom and bathroom facilities, ideal for guests, dependent relatives or home-working requirements. Further outbuildings include laundry facilities, covered entertaining areas and extensive garaging.



Outside

Weaverlake House occupies a magnificent private setting within approximately 1.5 acres of beautifully landscaped gardens and grounds, surrounded by mature trees and established planting. The sweeping driveway and formal turning circle create an impressive approach, whilst expansive lawns and terraced seating areas provide exceptional outdoor entertaining space.

The rear elevation has been thoughtfully designed to maximise the connection between the internal accommodation and gardens, with extensive glazing and multiple access points opening onto sun terraces and manicured grounds. The setting provides an outstanding degree of privacy and tranquillity, with far-reaching countryside aspects beyond.







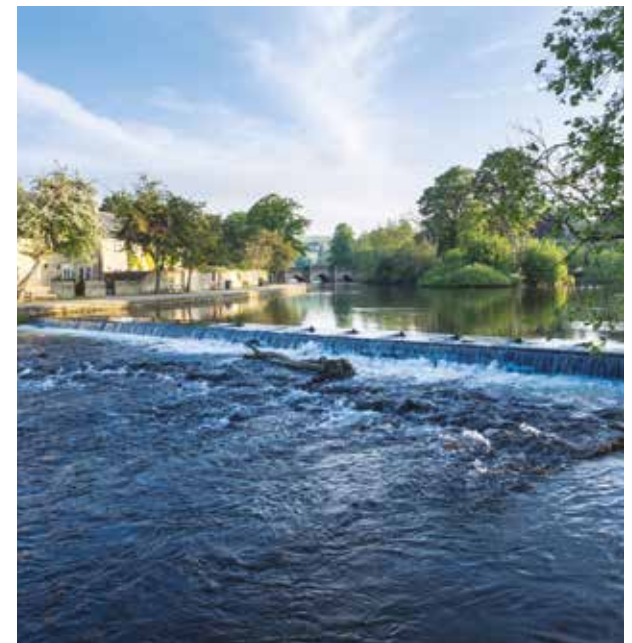
LOCATION

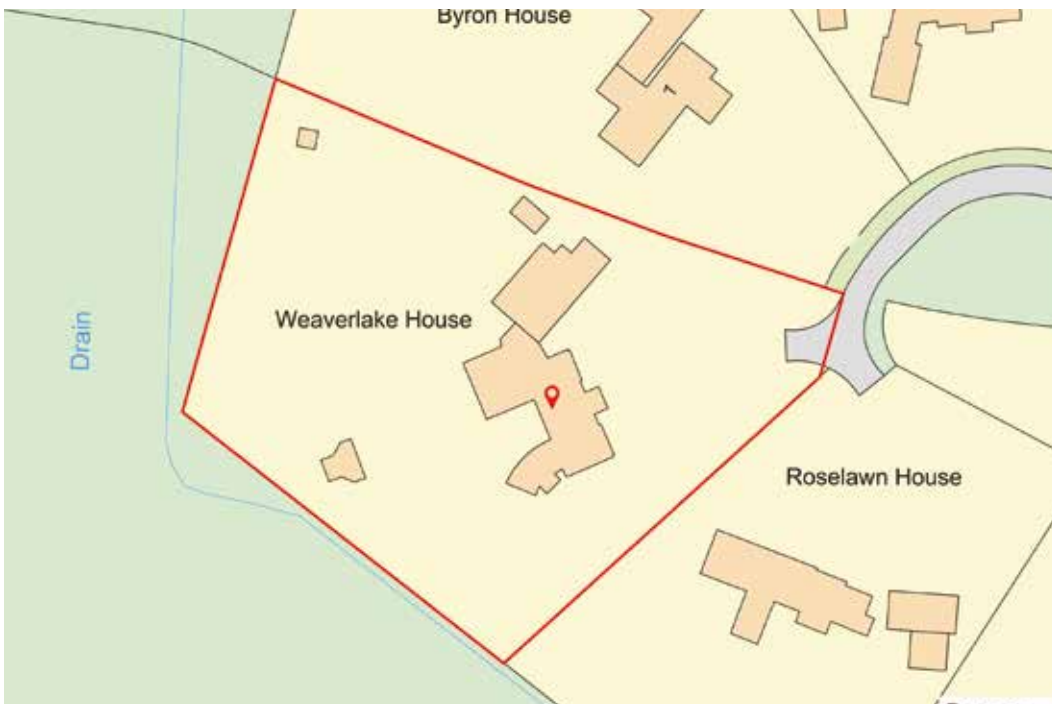
Yoxall is widely regarded as one of Staffordshire's most desirable villages, offering an attractive blend of rural charm and accessibility. The village benefits from a range of everyday amenities including traditional pubs, village shop, cafés and highly regarded schooling, whilst remaining exceptionally well connected for commuting.

The property falls within catchment for several highly regarded schools, including Richard Crosse Primary School in Kings Bromley, John Taylor High School in Barton-under-Needwood and The Friary School in Lichfield, all of which are popular choices for families seeking excellent educational provision. The area is also well served by a number of respected independent schools including Repton School, Denstone College and Lichfield Cathedral School.

The nearby cathedral city of Lichfield provides an extensive range of shopping, dining and leisure facilities together with direct rail services to London. Burton-on-Trent, Derby and Birmingham are all within convenient reach, whilst the A38, A50 and M6 Toll provide excellent road connectivity across the Midlands and beyond.

The surrounding countryside offers an abundance of walking, riding and outdoor pursuits, with Cannock Chase, the National Forest and the Staffordshire countryside all nearby.





Services, Utilities & Property Information

Local Authority: East Staffordshire
 Tenure: Freehold | EPC: C | Council Tax Band: H
 Standard construction – Brick / Tiles
 Utilities: All mains services.
 Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.
 Broadband Availability: FTTC Superfast Broadband available in the area. We advise that you check with your provider.

The property benefits from rights over adjoining woodland and a private road. A contribution towards maintenance is payable, currently understood to be approximately £1,200 per annum. Contact agent for further information.

Garage Parking Spaces: 3
 Off Road Parking Spaces: 5

Directions:

SatNav <https://what3words.com/>
 Postcode: DE13 8AD / what3words: /// brains.kneeled.heaven

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Viewing Arrangements

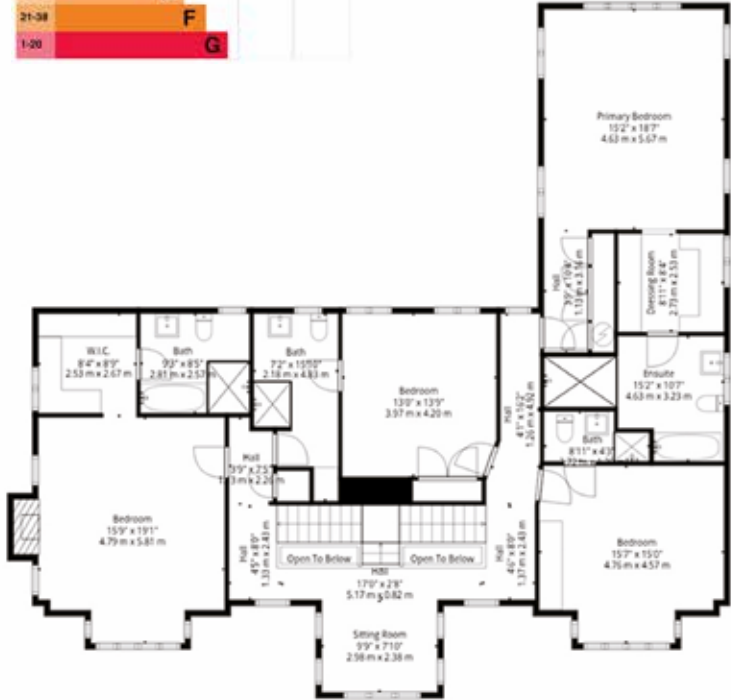
Strictly via the vendors sole agent, Fine & Country South Derbyshire, Ashbourne and Matlock +44 (0)1332 973 888

Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



First Floor



Outbuilding 1



Outbuilding 2



Ground Floor



Guest Suites

Total Approximate Area: 634m² | 6825 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG

PARTNER AGENT

Fine & Country South Derbyshire, Ashbourne and Matlock

+44 (0)1332 973 888

arma.kang@fineandcountry.com

I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer! I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country South Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
+44 (0)1332 973 888 | derbyshire@fineandcountry.com

