

Kingfisher Lodge

Woodhouses Staffordshire



Kingfisher Lodge

Sich Lane Woodhouses Yoxall DE13 8NR

Set within 0.5 acre gated west facing grounds amidst rolling Staffordshire countryside is Kingfisher Lodge, an exceptionally well appointed and characterful residence set within the premier hamlet of Woodhouses. Being presented to the highest standard throughout, this individual countryside home showcases generously proportioned living accommodation and four en suite bedrooms, with a part-timber framed addition linked by an impressive glazed atrium. Tranquil viewing being appreciated to all sides, and additional garden has been acquired by the existing vendors to create a productive kitchen garden. Kingfisher Lodge has been thoughtfully finished with interesting design features alongside a functional layout ideal to accommodation ancillary accommodation, and is serviced by mains gas central heating, under floor heating to the ground floor, hardwood double glazed windows and a private Klargester.

Double electric gates open into the landscaped frontage, where there is parking for a number of vehicles as well as access via electric doors into the double garage. Wrap around gardens are bordered by hedged boundaries which highlight open views beyond, and an oak and glass gable porch opens into the reception hall. To the ground floor there are four reception rooms alongside a bespoke farmhouse kitchen with Aga, laundry room and a guests WC, with a glazed atrium linking the original build with the timber framed side.

Two carved French limestone staircases rise to the first floor accommodation, with the first landing laid to a dressing room servicing the master suite. The luxurious master suite features a glazed oak framed apex with open views, a fully fitted walk in wardrobe and a beautifully finished en suite shower room, with an oak framed gallery with a bridge connecting to the main landing which leads to three further double bedrooms. A second staircase leading down into the main hallway, and each bedroom enjoys a private en suite and open rural views.

The overall plot extends to just over half an acre, wrapping around both sides and the rear of Kingfisher Lodge. Formal gardens enjoy complete privacy and idyllic, uninterrupted views, and a gate opens into a superb kitchen garden with raised beds and a greenhouse.



Kingfisher Lodge resides on the rural borders of Yoxall, in the premier hamlet of Woodhouses, with the nearby village of Yoxall offering excellent amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. On the outskirts of the village there are further shops including an award winning Butchers, a café, a bakery and a farm shop, nestled within picturesque Staffordshire countryside.

The property lies in a highly regarded catchment area for both state and independent schools. Repton School, Denstone College and Lichfield Cathedral are all within a short drive, with a local bus service to Denstone College also. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive. The highly regarded Humpty Dumpty's Nursery is also located nearby.

With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minute's drive. Barton Marina is also within a short drive, with its boutique cinema and luxurious range of eateries and shops bordering pretty lakeside walks. Local gym, golf and country clubs can also be found in Wychnor, Lichfield and Branston.

Woodhouses is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield and Burton provide regular and direct links to Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.



Village Centre & Amenities: 1 mile



Lichfield Rail Station: 9 miles
Burton Rail Station: 8 miles



Uttoxeter Town Centre: 12 miles
Derby City Centre: 20 miles
Birmingham City Centre: 32 miles



Manchester Airport: 66 miles
East Midlands Airport: 27 miles

A glazed oak framed porch opens into a stunning **Reception Hall**, with the first of two French limestone carved staircases rising to the main landing above. Under floor heating extends throughout the ground floor accommodation (apart from the Atrium), and doors open into the first of the reception rooms and to the **Guests Cloakroom**.

The dual aspect **Lounge** is set to one end of the property, having a window to the front and double doors opening out to the rear gardens. An elegant inglenook fireplace with exposed brickwork and stone mantle houses a Villager wood burning stove, and double doors lead into the **Study**, which has been fitted out with a range of quality Strachans furniture and offers an ideal playroom or home office.

The bespoke, handmade **Farmhouse Kitchen** is finished with a range of contrasting painted and oak in-frame full height, wall and base units with granite worksurfaces over. A window to the front overlooks pleasant driveway and rural views, and there are spaces for a full height wine fridge and an American fridge freezer. A traditional four oven Aga is included in the sale (serviced by mains gas), integrated appliances include a dishwasher, microwave/oven and gas hob, and there is an inset sink to the base units as well as a second chef's sink to the island unit. From the living area, double doors lead out to the rear gardens and a door opens into the **Laundry Room**. Being fitted with units coordinating with those of the kitchen, there is a door opening out to the rear aspect and the units house spaces for a washing machine and tumble dryer.

Linking the main house to the oak framed addition is a magnificent glazed Atrium with stunning vaulted ceilings and a galleried walkway above. This versatile reception room has twin sets of double doors opening out to the front and rear aspects, and features a wealth of exposed timbers and character complementing the contemporary anthracite framed glazing.

A second hallway has access onto the drive as well as a second French hand-carved staircase rising to the principal suite, being ideal for creating a separate entrance for a self contained annexe. To the ground floor there are two further timber framed reception rooms, a **Sitting Room** with a wood burning stove and a fabulous **Family Room** with a fitted bar and windows enjoying far-reaching views.







The carved stone stairs are edged by an ornate banister, leading to the landing area which offers a **Dressing Room** with Strachans fitted furniture and oak framed glazing leading to the galleried walkway above the **Atrium**.

The **Master Suite** extends to a superb size, featuring a magnificent oak framed apex highlighting far-reaching rural views. There is a freestanding bathtub to one side, and double doors open to a **Walk in Wardrobe**, being fully fitted with a range of wardrobes and storage space.

The **En Suite** has been creatively designed and refitted to an exceptional standard with gold brushed gold accents, marble topped twin vanity sinks and a walk in shower set to a complementary marble slab, and there is access to either side into eaves storage.





The **Galleried Walkway** leads through to the main **Landing**, where there doors open into three further generous double bedrooms. To the far end there is a spacious **Second Bedroom** with vaulted ceilings and exposed beams, with private use of an **En Suite Shower Room**.

Bedroom Three features a wealth of exposed beams and an **En Suite Bathroom**, and the **Third Bedroom** is another generous double having rural views and a private **En Suite Shower Room**.

A second hand-carved stone staircase leads down to the **Reception Hall**.

what3words:

[///chew.motivator.unafraid](https://www.what3words.com/#!/en/@@@chew.motivator.unafraid)



Ornate Double Electric Gates open from Sich Lane into Kingfisher Lodge, with a **Sweeping Driveway** providing plenty of parking and turning space for a number of vehicles. There is access into the **Double Garage** via twin electric entrance doors, with a large loft storage space above. Manicured gardens extend to the front aspect, there is an EV charging point as separate negotiation and gated access opens to either side of the property leading into the rear garden.

Totalling **0.52 Acre**, the **West Facing Formal Gardens** enjoy complete privacy and are bordered by a low hedge to one side highlighting rolling countryside views. A block paved terrace is laid next to the property leading up to well tended lawns, and the property benefits from exterior power, lighting and a water point. The hot tub is as separate negotiation, and a pathway leads to one side of the garden where gated access opens into an additional **Kitchen Garden** with eight raised beds and a greenhouse which is included in the sale.





Floor Area: 4,833 ft² / 449 m²
Plot Area: 0.52 Acre

Ground Floor

Reception Hall 7.02 x 3.88m (approx. 23'0 x 6'4)
Lounge 6.8 x 4.9m (approx. 22'3 x 16'1)
Study 4.58 x 3.48m (approx. 15'0 x 11'4)
Farmhouse Kitchen 6.8 x 4.8m (approx. 22'3 x 15'9)
Laundry Room 3.12 x 1.85m (approx. 10'2 x 6'0)
Atrium 7.24 x 3.01m (approx. 23'9 x 9'10)
Sitting Room 7.12 x 5.14m (approx. 23'4 x 16'10)
Family Room 8.2 x 5.13m (approx. 26'10 x 16'10)

First Floor

Dressing Room/Landing 2.56 x 2.55m (approx. 8'4 x 8'4)
Master Suite 7.27 x 5.16m (approx. 23'10 x 16'11)
Walk in Wardrobe 5.46 x 1.7m (approx. 17'10 x 5'7) – plus wardrobes
En Suite 3.43 x 2.63m (approx. 11'3 x 8'7)
Landing 11.27 x 2.0m (approx. 36'11 x 6'6)
Bedroom Two 6.6 x 3.66m (approx. 21'8 x 11'11)
En Suite 3.88 x 1.25m (approx. 12'8 x 4'1)
Bedroom Three 4.72 x 3.48m (approx. 15'5 x 14'7)
En Suite Bathroom 3.5 x 3.44m (approx. 11'5 x 11'3) – max
Bedroom Four 4.57 x 3.51m (approx. 15'0 x 11'6)
En Suite 2.92 x 1.47m (approx. 9'7 x 4'9)

Outside

Double Garage 7.04 x 5.98m (approx. 23'1 x 19'7)





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