**Ravens Nest,** Newchurch Road, Hoar Cross, DE13 8RG

PH RESIDENTIAL

Set within a generous 2.4 acre plot in the exclusive hamlet of Hoar Cross is Ravens Nest, an individual detached countryside residence benefitting from spacious extended interiors, five double bedrooms and a tranquil setting with far reaching views. Having been generously extended and thoroughly refurbished, Ravens Nest features extensive accommodation ideal to tailor to those needing space to work from home, ample entertaining space and annexe potential. The original cottage retains the character exterior and features, alongside an impressive and contemporary extension which extends across the rear and offers generous and flexible accommodation making the most of the idyllic location, and Ravens Nest is serviced by oil central heating, replaced double glazed windows and a private drainage system.

The property is approached via an electric gated entrance where there is parking for a number of vehicles as well as access into the detached triple garage. The reception hall is approached from the rear aspect and leads into a stunning galleried hallway, giving access into three reception rooms plus a study, a cloakroom and to a family dining kitchen with utility room. A magnificent guest bedroom suite is set to the ground floor, having private use of twin dressing rooms and an en suite, and the first floor galleried landing leads into four double bedrooms, a family bathroom and a useful walk in laundry cupboard. Three bedrooms also benefit from a private en suite, and there is a flat roof over the principal bedroom which is ideal for conversion into a rooftop terrace (STPP). The established 2.4 acre grounds are formed by one acre formal gardens and a 1.4 acre paddock, all enjoying tranquillity and countryside views.

Hoar Cross is a premier hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with additional amenities just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found. The recently opened Deer Park Farmshop and Café also lies just a few minutes from the property. The hamlet is served by Ofsted 'Outstanding' rated schools including the Newborough Church of England Primary School which feeds into John Taylor High in Barton under Needwood. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all easily accessible from the property. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the International airports of Birmingham and Manchester are both within an easy drive.

- Detached Countryside Residence
- Generously Extended & Outstanding Views
- Exceptional 2.4 Acre Gardens & Paddock
- Three Spacious Reception Rooms & Study
- Modern Family Dining Kitchen
- Utility & Cloakroom
- Ground Floor Bedroom Suite with Dressing Rooms & En Suite
- Galleried Reception Hall & Landing
- Four Further Double Bedrooms
- Three En Suites & Family Bathroom
- Secure Electric Gated Entrance
- Triple Garage & Ample Parking
- 1 Acre Gardens & 1.4 Acre Paddock
- Premier Location within Hoar Cross

**Reception Hall**
From a covered terrace at the rear a composite entrance door opens into this L shaped hallway where the entryway with Porcelanosa tiled flooring leads into the central hallway. An oak galleried staircase rises to the first floor landing and doors open into:

**Family Room** 4.45 x 4.05m (approx. 14'7 x 13'3)
A well presented reception room having full height windows and doors opening out to the rear enjoying a stunning overlook over the gardens and views beyond

**Lounge** 5.14 x 4.39m (approx. 16’10 x 14’5)
Another generous living space having a window to the rear and double doors with panels to the side, both enjoying idyllic views

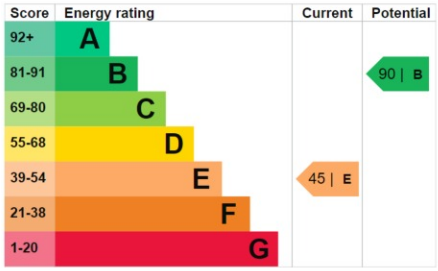
**Dining Room** 4.4 x 3.63m (approx. 14’5 x 11’10)
Positioned in the original part of the cottage, this formal dining space has a window to the front aspect and a door opening to the front, and doors open into the Study and through to:

**Dining Kitchen** 5.75, 3.5 x 5.56m (approx. 18’10, 11’5 x 18’2)
The **Kitchen** comprises a range of gloss wall and base units with granite worksurfaces over, housing an inset Franke sink with side drainer and integral appliances including dishwasher, AEG double oven with warming drawer, AEG induction hob with extractor above, fridge and freezer. Double doors open to a corner **Pantry** cupboard, and the kitchen has tiled flooring and a window to the front. The **Dining Area** has dual aspect windows to the side and rear, a door opening out to the rear gardens and a door into:

**Utility** 2.39 x 2.01m (approx. 7’10 x 6’9)
Comprising wall and base units housing an inset sink with side drainer and spaces for appliances including washing machine, tumble dryer, fridge and freezer. There is a window to the front and the utility has tiled flooring

**Study** 4.47 x 3.2m (approx. 14’8 x 10’6)
A superb home office having a range of double fitted storage cupboards and a window to the front aspect

**Cloakroom**
Comprising wash basin set to vanity unit and WC, with Porcelanosa tiled flooring and tiled splash backs



A door from the ground floor **Reception Hall** opens into:

**Guest Bedroom Two** 5.74 x 4.43m (approx. 18'10 x 14'6)
A stunning space which has been divided up with stud walls (which could be removed and remodelled to suit) to create a spacious bedroom, two dressing rooms and a private en suite. The bedroom has dual aspect windows both enjoying pleasant garden views, and twin archways open to **Two Dressing Rooms**, each fitted with three double wardrobes and one having a window to the front. A door opens into:

**En Suite** 3.66 x 1.97m (approx. 11'11 x 6'5)
Comprising a white suite having twin wash basins, WC, bidet and large walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and a fixed skylight providing natural light

Stairs rise to the first floor **Galleried Landing** where there is a window to the side aspect enjoying idyllic countryside views. doors open into a useful walk in **Laundry Cupboard**, and into:

**Master Bedroom** 5.84 x 3.8m (approx. 19'1 x 12'6)
A stunning bedroom suite having full height windows and doors with a Juliette balcony to the rear aspect and private use of:

**En Suite** 2.4 x 1.2m (approx. 7'10 x 3'11)
Comprising wash basin set to vanity unit, WC and double shower, with tiled splash backs, a mirror with vanity lighting and a chrome heated towel rail

**Bedroom Three** 5.77 x 5.74m (approx. 12'11 x 18'9) – max
Set in the original part of the cottage, this characterful bedroom having dual aspect windows, a dressing space with a range of fitted wardrobes and exposed beams. A door opens into:

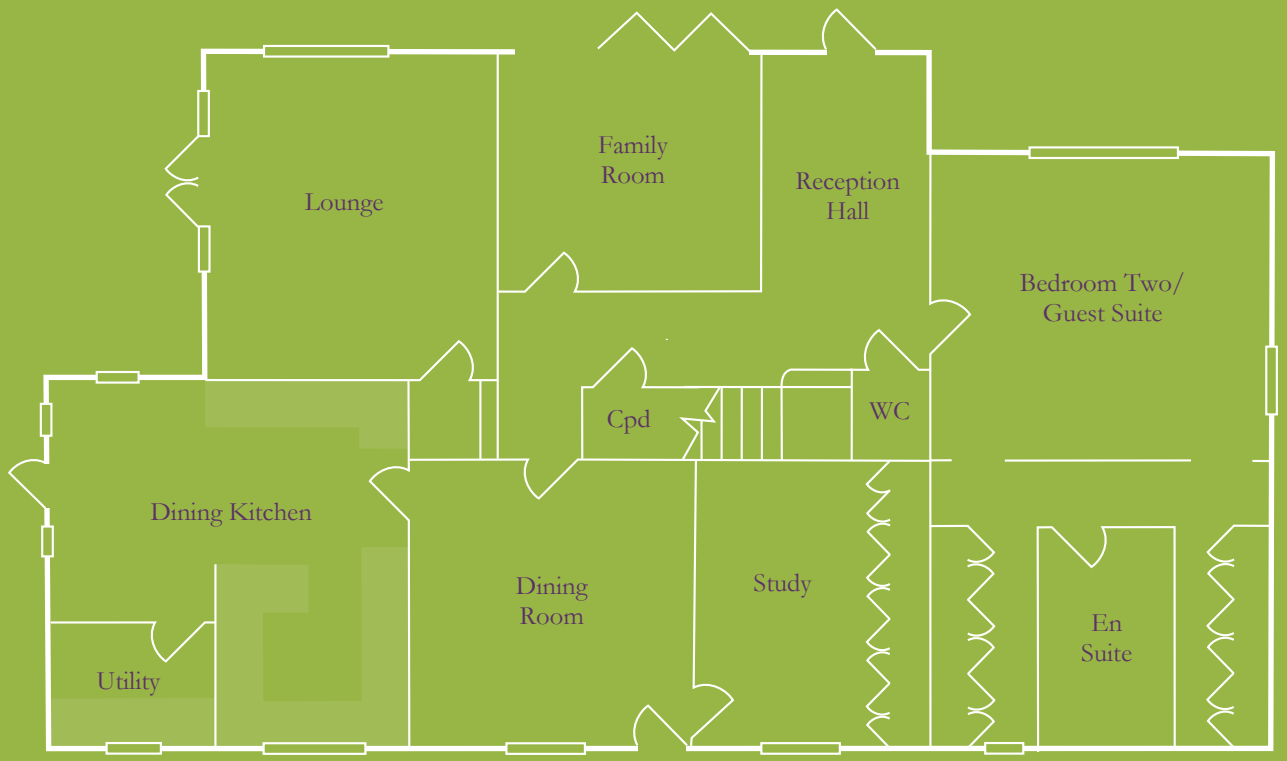
**En Suite** 2.43 x 2.01m (approx. 6'7 x 7'11)
Fitted with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and a window to the rear aspect

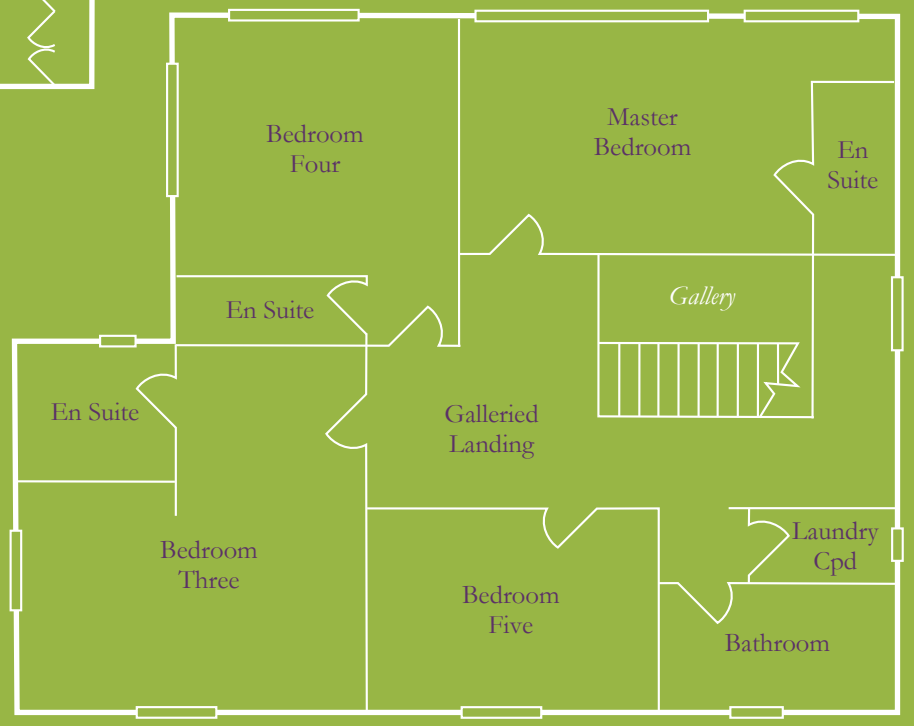
**Bedroom Four** 4.42 x 3.99m (approx. 14’5 x 13’1)
Another double room, having dual aspect windows with stunning views, a double fitted wardrobe and private use of:

**En Suite** 2.73 x 1.02m (approx. 8’11 x 3’4)
With wash basin set to vanity unit, WC and double shower, with LVT flooring and tiled splash backs

**Bedroom Five** 3.7 x 3.13m (approx. 12’1 x 10’3)
A fifth double bedroom having a window to the front and a fitted cupboard

**Family Bathroom** 3.71 x 2.25m (approx. 12’1 x 7’4)
Comprising a traditional suite having pedestal wash basin, WC, walk in shower and claw foot bathtub, with LVT flooring, a window to the front enjoying views, mirror with vanity lighting and a chrome heated towel rail


Lounge
Family Room
Reception Hall
Bedroom Two/ Guest Suite
Cpd
WC
Dining Kitchen
Dining Room
Study
En Suite
Utility


Bedroom Four
Master Bedroom
En Suite
Gallery
En Suite
En Suite
Galleried Landing
Bedroom Three
Bedroom Five
Laundry Cpd
Bathroom

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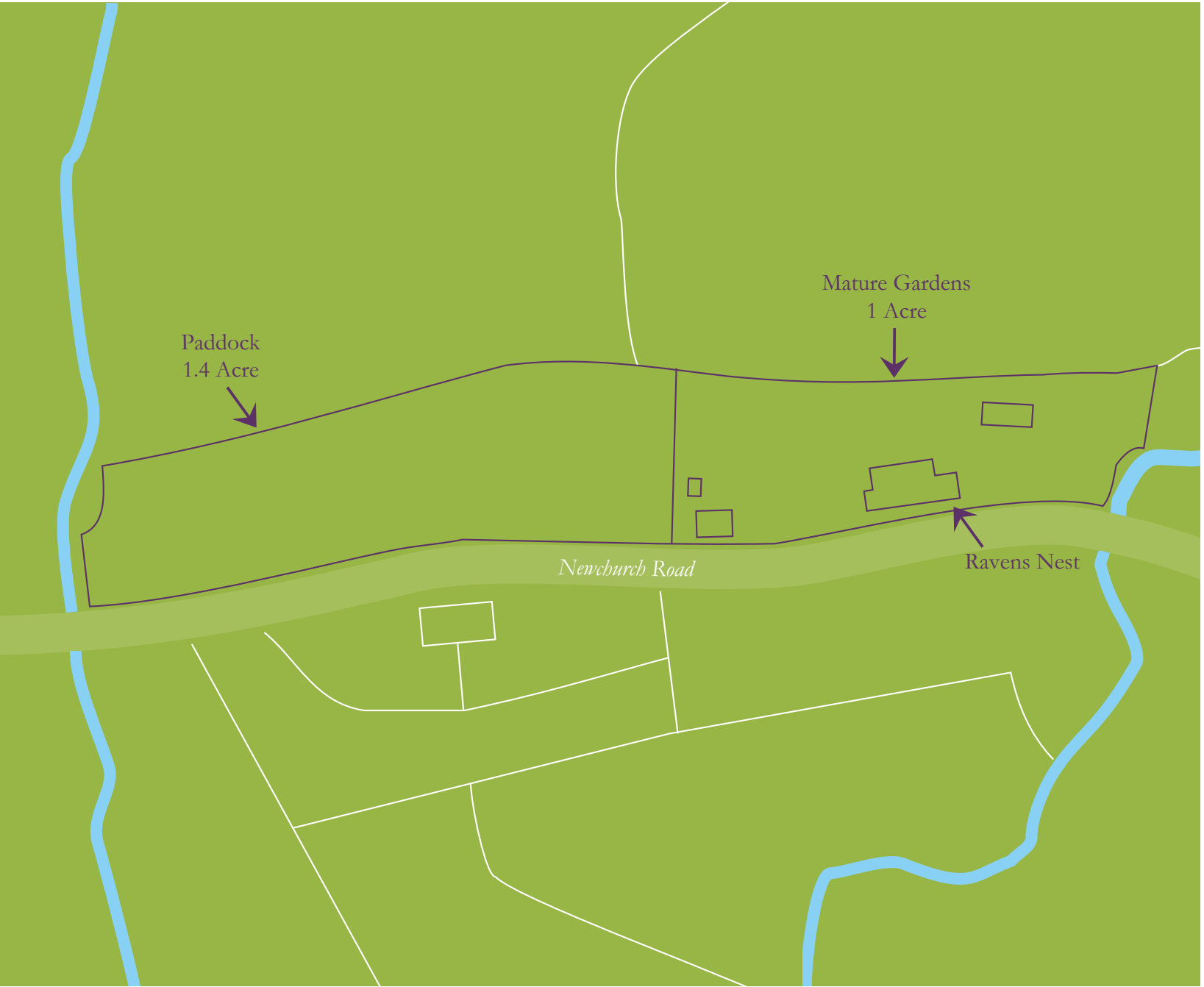


## Outside

To the front aspect, the property is set back from the lane beyond lawned garden enclosed with a lower wrought iron fence. Double electric gates lead into the driveway where there is parking for a number of vehicles as well as access into the gardens, and a paved terrace leads to the front door, having steps rising to the lawns and gardens beyond

## Detached Triple Garage

Twin electric doors open to the first **Twin Bay Garage** 6.17 x 5.98m (approx. 20'2 x 19'7), having skylights, power and lighting. A door leads into a **Third Garage** 6.17 x 3.22m (approx. 20'2 x 10'6) which also has a skylight, a manual entrance door and a Gardeners WC with door out to the side aspect. This part of the garage offers ideal space for conversion into an annexe, home office suite or games room

## Stunning Gardens

Extending to a generous **1 Acre**, the formal gardens are laid to lawns, neatly stocked borders and mature trees and foliage, all overlooking idyllic countryside. Within the garden is a timber garden shed as well as a large **Summer House**, comprising two rooms measuring 5.06 x 2.5m (approx. 16'7 x 8'1) and 5.06 x 5.03m (approx. 16'7 x 16'5). Gated access leads from this part of the garden into the **Paddock**, measuring **1.4 Acres** and having separate access out onto Newchurch Road

The property is serviced by a private drainage system (located just off the driveway to the right of the entrance) and oil fired central heating, The oil tank is positioned in the garden

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph SW 09.08.2022