



Ketteridge House Darnford Lane, Whittington
Lichfield WS14 9LB

Downes & Daughters
ESTATE AGENCY

Ketteridge House Darnford Lane, Whittington Lichfield WS14 9LB ££££ 000

Downes & Daughters is delighted to offer for sale one of only a handful of individually designed family homes, surrounded by open countryside, on the rural fringe of this popular village. Occupying a substantial plot of 0.29 of an acre with a south facing garden and falling within the King Edward's catchment area, this delightful home is well presented throughout and offers great scope for further extensions, subject to relevant planning consents. The internal accommodation extends to 1,222 square feet and comprises: Elegant entrance hallway with a useful ground floor wet room and guest cloakroom, sitting room, rear living and dining room with doors to the rear garden and a stylish kitchen diner also with doors to the rear garden. The first floor boasts an attractive landing, principal bedroom with fitted wardrobes and far reaching views to the rear, bedrooms two and three also benefitting from open outlooks and an impressive family bathroom.

Outside, the manicured formal gardens are a haven of tranquillity, meticulously cared for by the current owner. Imagine enjoying sunny afternoons in this picturesque setting, surrounded by delightful rural views. The extensive private driveway provides parking for a number of vehicles and the neat lawned front garden creates a wonderfully attractive approach to the property. The extensive plot then gives rise to a substantial rear garden with neat lawns, south facing patio sun terrace, established borders with a wide selection of mature trees and a large timber storage shed, summer house and green house found at the very foot of the garden.

Whether you're looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this stunning house your new home.

GROUND FLOOR

Entrance Hallway With Under Stair Storage Cupboard • Guest Cloakroom & Ground Floor Wet Room • Sitting Room • Double Aspect Living & Dining Room With Double Doors To Garden • Kitchen Diner With Double Doors To Rear Garden

FIRST FLOOR

Elegant Landing • Bedroom One With Fitted Wardrobes & Far Reaching Views • Bedroom Two With Open Views To Front • Bedroom Three With Open Views To Front • Attractive Family Bathroom

OUTSIDE

Beautifully Presented 0.29 Acre Plot • Extensive Lawned Front Garden With Neat Boundary Hedging • Block Paved Private Driveway To Front & Side Of Property • Substantial Manicured Formal Rear Garden With Southerly Aspect • Extensive Lawns • South Facing Patio Sun Terrace • Stylishly Planted & Lovingly Tended Beds & Borders • Large Selection Of Established Trees & Shrubs • Large Timber Storage Shed, Summerhouse & Greenhouse

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • Gas Central Heating • Sewerage Via Septic Tank (emptied 2026)

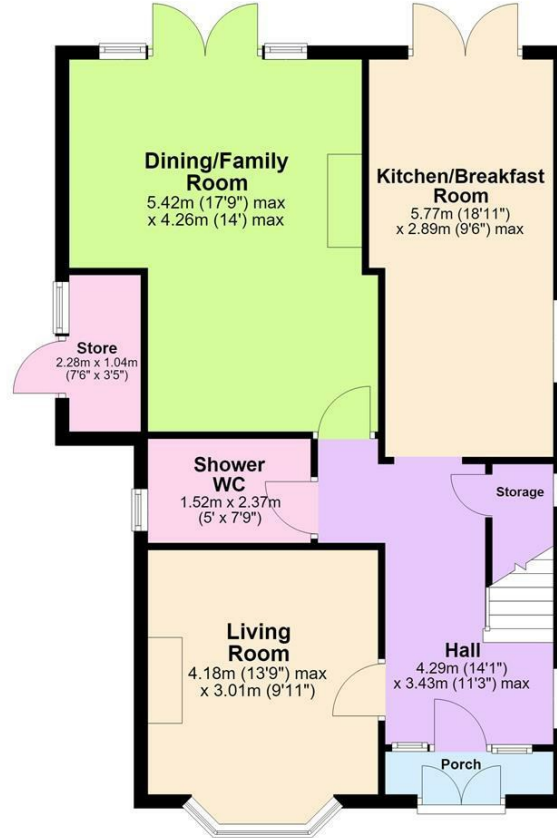






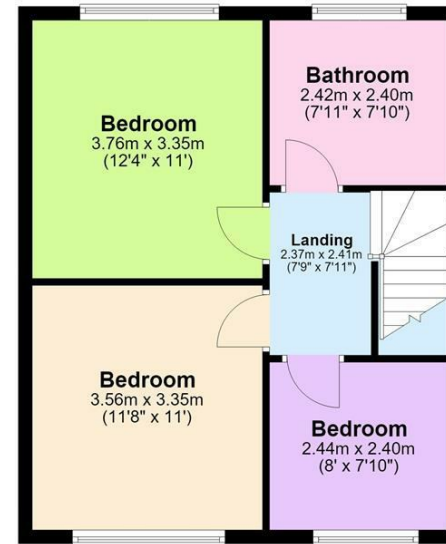
Ground Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



Total area: approx. 113.6 sq. metres (1222.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		62
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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