Beech Cottage, 1 Blackroot Close, Hammerwich, WS7 0LA

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Set on a delightful private cul de sac and enjoying tranquil rural and Church views, Beech Cottage is an exceptionally well appointed four bedroom home, benefitting from a secluded position within a third of an acre south facing garden plot. Presenting plenty of space to accommodate a growing family also needing space to work from home, Beech Cottage showcases generously proportioned interiors which have been modernised and beautifully maintained, with a refitted kitchen and utility alongside feature fireplaces, well proportioned bedrooms and immaculate redecoration throughout.

Double doors open into a porch to the front aspect, with the central reception hall leading into two reception rooms, the cloakroom and the open plan kitchen. A spacious family room offers an informal living and dining space off the kitchen ideal for modern day family living, with bifold doors opening in turn to the Conservatory. There is a refitted utility also to the ground floor. The first floor is laid to four excellent double bedrooms and a family bathroom, as well as there being an en suite to the master bedroom. Outside, Beech Cottage is set towards the end of the private lane where there is ample parking to the block paved driveway. The triple bay coach house is home to a double garage and a second large garage with workshop space, an electric entrance door and an EV charging point, as well as having a studio above offering ideal space as a home office, games room or annexe (subject to relevant permissions). Wrap around gardens extend to a generous 0.3 acre enjoying a sunny south facing aspect, and Beech Cottage is serviced by mains gas central heating, double glazed windows and mains drainage.

Beech Cottage is ideally positioned on the rural borders of Hammerwich, enjoying views over the gardens, countryside and village Church to all sides. Blackroot Close is a private cul de sac home to a handful of bespoke designed homes, each having established gardens and different yet complementary exteriors, combining the ideals of rural living and peaceful surroundings with easy access to village amenities and a well connected road network beyond.

Within Hammerwich are a village bowling green, a cricket club, a community centre and a Church, with the surrounding area offering delightful rural walks and outdoor pursuits, Lichfield is 3 miles away and offers an excellent range of leisure and convenience facilities including supermarkets and shopping centres and Beacon Park, and there are a choice of local schools in the area. Independent schools nearby also include Lichfield Cathedral & Longdon Hall School.

Well placed for commuter routes, the location has easy access to the A38, A50 and M6 Toll, rail stations within Lichfield provide direct links to Birmingham and London (in 80 minutes) and Birmingham International airport is around a 30 minute drive away.

- **Executive Detached Family Home**
- **Exclusive Private Cul de Sac**
- **Established & Secluded 0.3 Acre Gardens**
- **Refitted Kitchen with Open Plan Family Room**
- **Two Reception Rooms & Conservatory**
- **Reception Hall, Utility & Cloakroom**
- **Four Excellent Double Bedrooms**
- **Master En Suite & Family Bathroom**
- **Delightful Wrap Around Formal Gardens with Church Views**
- **Ample Parking & Triple Bay Garage with Workshop Area**
- **Studio/Office above Double Garage**
- **Peaceful Village Setting - Amenities within Walking Distance**
- **Well Placed for Commuter Routes & Rail Travel**

Reception Hall 3.05 x 2.85m (approx. 10’0 x 9’4) Oak double entrance doors open into the **Porch**, where a UPVC entrance door leads in turn into the hallway. A stunning welcome to this family home, the hall has stairs rising to the first floor accommodation, natural slate flooring and oak doors with brass hardware opening into:

Lounge 7.13 x 3.73m (approx. 23’5 x 12’3)
A spacious and beautifully presented reception room, having a bay window to the front aspect, French doors opening out to the rear gardens and a feature inglenook fireplace housing a traditional multifuel burning stove with tiled hearth. Opening into:

Dining Room 3.57 x 3.06m (approx. 11’9 x 10’0)
A window to the rear enjoying garden and Church views, and a door opens back through to the **Reception Hall**

Open Plan Kitchen 6.22 x 3.45m (approx. 20’5 x 11’4) – max
Refitted around two years ago, the kitchen comprises a range of quality full height, wall and base units with marble finish Quartz worksurfaces over, housing an inset double Belfast sink and integrated appliances including dishwasher, double Neff ovens with hideaway doors and a five burner gas hob with extractor above. A window to the rear enjoying garden and Church spire views, and additional units extend towards the front of the property, housing a useful pull out pantry cupboard and a full height larder fridge. A window faces the front, there is a door into the **Utility**, and slate flooring extends throughout and kitchen and into:

Family Room 4.5 x 3.6m (approx. 14’9 x 11’10)
Another generous reception room ideal for everyday family living, having a window to the side and a multifuel burning stove set to a feature arched fireplace. Wooden bifold doors open into:

Conservatory 4.6 x 3.76m (approx. 15’1 x 12’3)
windows overlook the gardens and Church views beyond, and the conservatory has double doors opening out to the side, a central heating radiator and slate flooring

Utility 2.23 x 2.2m (approx. 7’3 x 7’2)
Units coordinating with those of the kitchen house spaces for a fridge freezer, washing machine and tumble dryer, having
slate flooring, Quartz work surfaces, a window to the front and a door opening out to the driveway

Cloakroom 1.6 x 1.53m (approx. 5’2 x 5’0)
A useful space having a pedestal wash basin and WC, a range of fitted cloakroom cupboards and an obscured window to the front

Stairs rise to the **First Floor Landing,** where windows to the front aspect provide plenty of natural light. There is access to the loft and solid oak doors open to the **Airing Cupboard** which houses the hot water cylinder and boiler, and into:

Master Bedroom 4.03 x 3.44m (approx. 13'3 x 11'3)
A spacious principal bedroom having a window to the rear enjoying idyllic garden, church and rural views. A further window faces the side aspect, and this bedroom benefits from private use of:

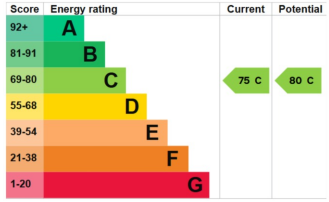
En Suite 2.06 x 1.72m (approx. 6'9 x 5'7)
Fitted with pedestal wash basin, WC and shower, with tiled flooring and walls, an obscured window to the side and a heated towel rail

Bedroom Two 4.06 x 3.74m (approx. 13'4 x 12'3)
Another generous double room having dual aspect windows to the rear and side

Bedroom Three 3.73 x 2.96m (approx. 12'3 x 9'9)
With a window to the side aspect

Bedroom Four 3.1 x 2.87m (approx. 10'2 x 9'5)
A fourth double room having a window to the rear

Family Bathroom 3.75 x 2.05m (approx. 12'3 x 6'8)
Comprising pedestal wash basin, WC, freestanding roll top bath and separate walk in shower, with tiled flooring, half tiled walls, a heated towel rail and an obscured window to the rear



House Floor Area: 1,921 ft²

Garage Floor Area: 507 ft²

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T 01283 575 000
E sales@phresidential.co.uk
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Outside

Beech Cottage lies towards the end of Blackroot Close, a private lane which the property owns, with four additional homes having a right of way over. Neatly tended gardens with manicured foliage provide privacy to the front aspect, and a block paved driveway provides parking for a number of vehicles to the fore of the garaging. Double gates also provide a useful access point into the garden, or potential to extend the parking area to the rear

Double Garage 5.3 x 5.3m (approx. 17'4 x 17'4)
Having twin manual entrance doors, power and lighting

Garage & Workshop 6.64 x 5.03m (approx. 21'9 x 16'5)
With electric entrance door, power, lighting and an EV charging point

0.3 Acre Gardens

Extending to a superb size and enjoying complete privacy to all sides, the lawned gardens are bordered by neatly maintained hedging and mature foliage, being a generous and peaceful space to enjoy the delightful village setting. There is exterior lighting and a water point, and a pedestrian door opens to the rear of the **Double Garage,** where stairs rise to a versatile first floor **Studio,** having skylights to the side, power and lighting. The versatile room is ideal as a home office or games room, or could offer potential as ancillary accommodation (subject to relevant permissions)

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