ABODE
SALES & LETTINGS

Rangemore Hall Mews, Rangemore, DE13 9RE

Offers Over £350,000

https://www.abodemidlands.co.uk

DOUBLE GARAGE Occupying an enviable position within the prestigious Rangemore Mews, this exceptional three-bedroom mews residence forms part of the historic Grade II Listed Rangemore Hall Estate, one of East Staffordshire's most exclusive residential developments. Beautifully blending elegant period architecture with stylish contemporary interiors, the property offers generously proportioned accommodation throughout, a private enclosed courtyard garden, allocated parking within the central courtyard and the rare advantage of a double garage complete with power and lighting.

Originally serving as the estate's mews and stable buildings, the development has been sympathetically converted into an exclusive collection of luxury homes arranged around beautifully maintained communal gardens, creating a unique setting that effortlessly combines history, character and modern convenience.

Annual Service and Maintenance fee to include Building Insurance is Currently £3,000 pa advised by the vendor

ABODE
SALES & LETTINGS

Ground Floor

A welcoming entrance hallway immediately sets the tone for the quality found throughout the home, featuring attractive wall panelling, high ceilings and an impressive staircase rising to the first floor. Doors lead to the principal reception rooms, guest cloakroom and kitchen.

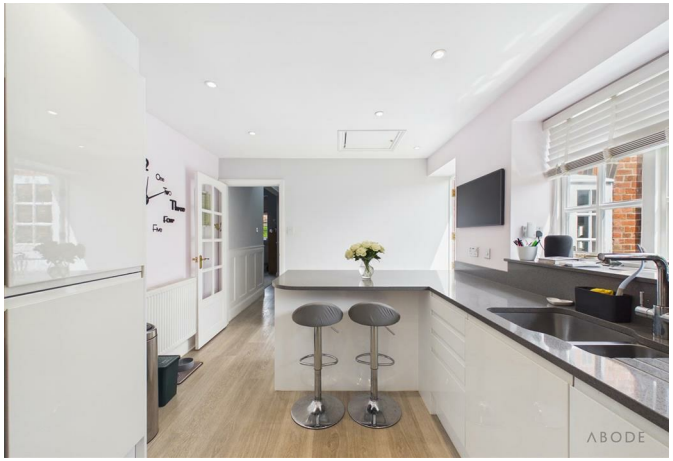
The elegant living room is a superb dual-aspect reception space, flooded with natural light from a beautiful bay window overlooking the communal courtyard gardens. A feature fireplace incorporating an inset log-burning stove creates a wonderful focal point, making this a warm and inviting room throughout the year.

Equally impressive is the formal dining room, providing an ideal setting for entertaining or family dining. Rich in character, the room also enjoys its own feature fireplace with inset log burner together with the generous proportions synonymous with properties of this calibre.

The stylishly refitted kitchen has been designed with both practicality and entertaining in mind, offering a comprehensive range of contemporary gloss units complemented by extensive work surfaces and a breakfast bar. Integrated appliances include double ovens, microwave, induction hob and dishwasher, with further space for an American-style fridge freezer. A courtesy door provides direct access to the private courtyard garden.

Completing the ground floor is a beautifully appointed guest cloakroom/WC.

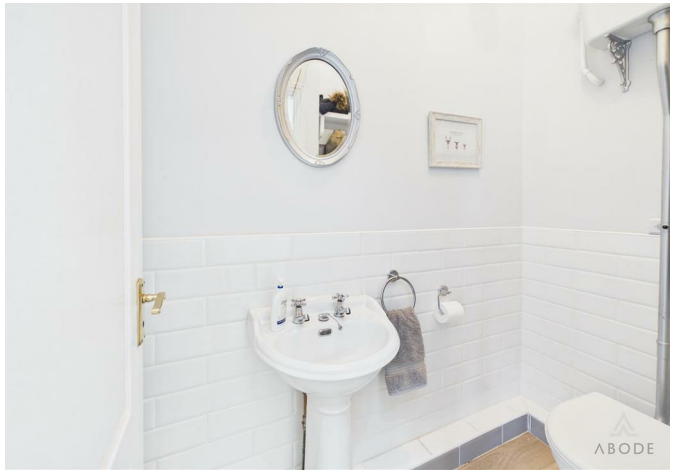
ABODE


ABODE

ABODE

ABODE

ABODE



First Floor

The spacious landing gives access to three well-proportioned bedrooms and the family bathroom.

The principal bedroom is an exceptional suite, featuring an extensive range of fitted wardrobes, bespoke window seating and ample space for additional furnishings. An ensuite shower room completes this luxurious space.

Bedroom two is another comfortable double bedroom with fitted wardrobes, whilst bedroom three offers excellent flexibility as a guest bedroom, child's room or dedicated home office.

The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

To the rear, the property enjoys a private enclosed courtyard garden designed for ease of maintenance, providing an ideal space for outdoor dining, entertaining or simply relaxing.

A particular feature of the property is the double garage, situated within the nearby garage block and benefiting from both power and lighting, making it ideal not only for secure vehicle storage but also for hobbies, additional storage or workshop use.

The property also benefits from allocated parking within the attractive central courtyard, whilst residents enjoy beautifully landscaped communal gardens that enhance the unique character of this remarkable development.

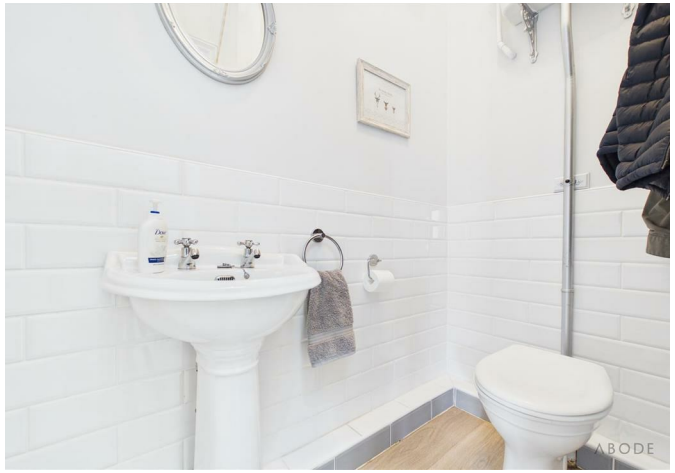
Location

Rangemore Mews forms part of the historic Grade II Listed Rangemore Hall Estate, commissioned by the Bass brewing family during the nineteenth century before being extensively remodelled by Lord Burton around the turn of the twentieth century. Following its later use as Needwood School, the estate was carefully converted into an exclusive collection of luxury homes, with the former mews buildings transformed into the highly sought-after residences enjoyed today.

Surrounded by picturesque Staffordshire countryside, Rangemore offers the perfect balance of rural living and everyday convenience. Burton upon Trent, Barton-under-Needwood and Derby are all within easy reach, while the nearby A38 provides excellent connections to Birmingham, the M6 Toll and the wider motorway network. The area is also particularly well regarded for schooling, lying within easy reach of John Taylor High School, Repton School and several other highly regarded independent and state schools.

Additional Information

* Grade II Listed
* Leasehold
* Approximately 963 years remaining on the lease
* Ground rent: £50 per annum
* Service charge and buildings insurance: Approximately £300 per calendar month
* Council Tax Band F
* LPG central heating
* Double glazing throughout
* Double garage with power and lighting
* Allocated courtyard parking


ABODE

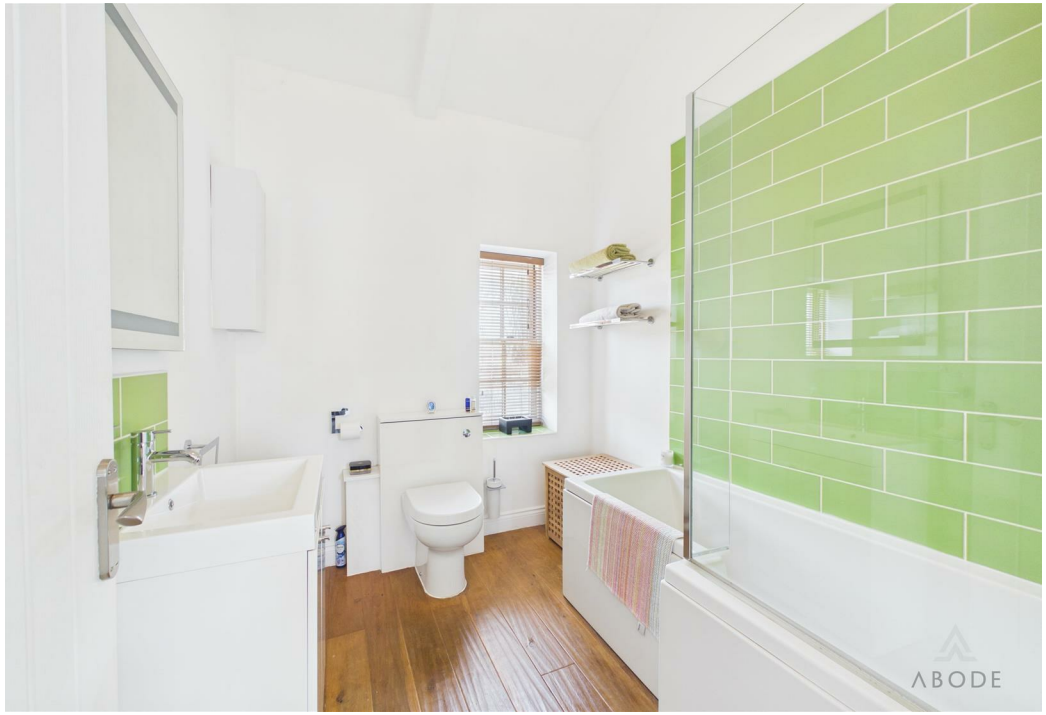
ABODE

ABODE

ABODE

ABODE

ABODE


ABODE

ABODE

ABODE

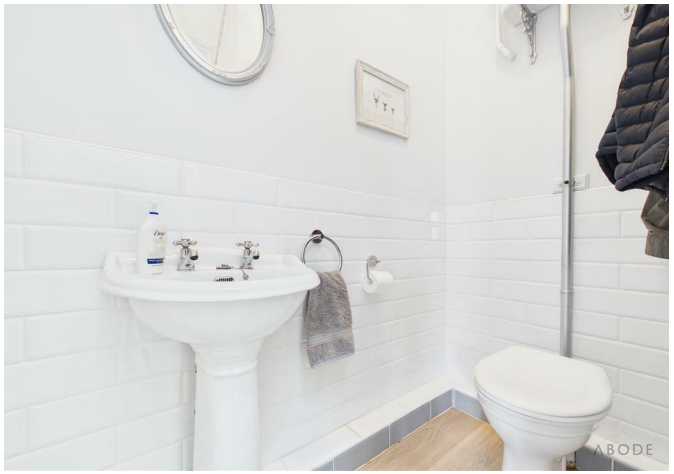
ABODE

ABODE

ABODE

ABODE

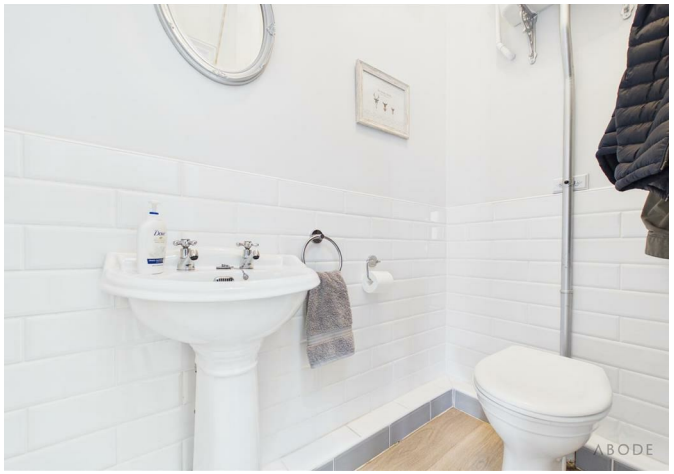
ABODE


ABODE

ABODE

ABODE

ABODE


ABODE

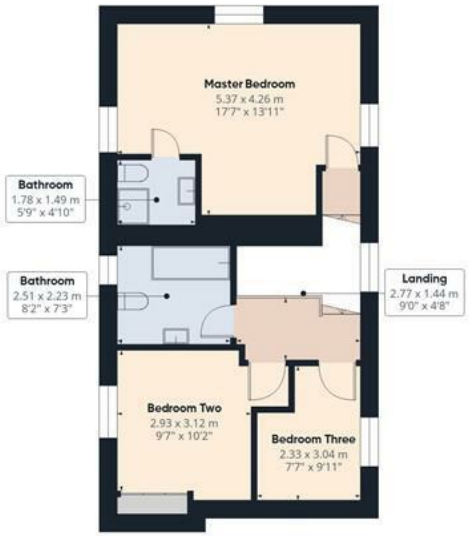
ABODE

ABODE

ABODE

ABODE

Floor 0



Floor 1

ABODE

Approximate total area(1)

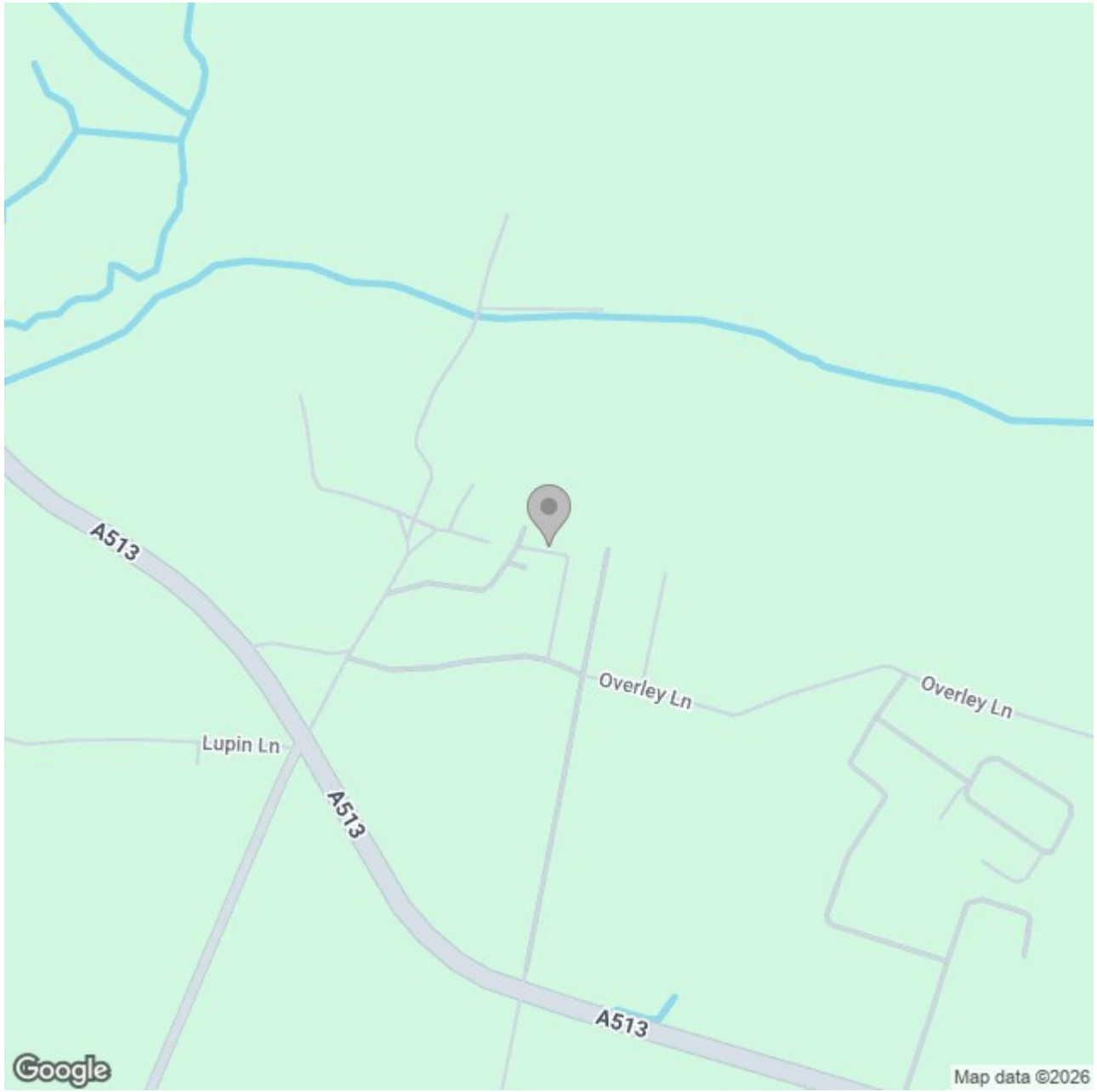
119 m²

1282 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.