

Winterwood, 43A Borrowcop Lane, Lichfield, WS14 9DG

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Occupying a secluded position off one of Lichfield's most desirable residential addresses, Winterwood is a substantial detached residence set within approximately three-quarters of an acre of mature grounds. A long sweeping private driveway leads through the grounds to the property, creating an impressive approach and a wonderful sense of privacy. Benefiting from an elevated setting with attractive views across the surrounding countryside, Winterwood offers generously proportioned and versatile accommodation in a private setting just moments from the heart of Lichfield.

A covered entrance porch opens into a spacious and welcoming reception hall, setting the tone for the accommodation beyond. Generous in scale, the hallway provides access to the principal living areas and benefits from a useful cloak cupboard and guest WC. From here, the thoughtful layout of the home unfolds, with the reception rooms and bedroom accommodation arranged around the central hall.

Positioned to the front of the property, the kitchen enjoys delightful views across the surrounding countryside, making the most of Winterwood's elevated setting. Fitted with a comprehensive range of cabinetry, the room is centred around a breakfast bar incorporating an inset gas hob, creating a practical and sociable space for everyday living. A characterful brick-built chimney breast with integrated wine storage provides an attractive focal point, while double doors open through to the dining room, allowing the two spaces to flow seamlessly when entertaining.

Adjoining the kitchen, the utility room offers additional storage and preparation space, together with appliance provision and internal access to the integral double garage.

A particular highlight of the home is the impressive split-level living room. Filled with natural light from windows to two elevations and patio doors opening into the garden, this spacious reception room overlooks the surrounding grounds and provides an ideal setting for both everyday family life and entertaining. A striking inglenook fireplace creates an attractive focal point, whilst the room's impressive proportions lend to a wonderful sense of space.

Adjoining the living room is a further reception room, offering a more intimate atmosphere and centred around a characterful brick-built fireplace. Ideal as a snug, reading room or additional sitting room, it provides a cosy alternative to the principal reception space and adds further versatility to the accommodation.

An inner hallway leads to the ground-floor bedroom accommodation and family bathroom, creating a distinct and private wing of the house. The home offers four well-



- Secluded Position
- Attractive Countryside Views
- Close to the heart of Lichfield City Centre
- 3 Reception Rooms
- Light and Bright Breakfast Kitchen
- 4/5 Bedrooms
- Mature Gardens
- King Edward VI Catchment Area



proportioned ground-floor bedrooms, all benefiting from built-in storage, with one currently arranged as a home office, providing excellent flexibility for modern family living.

The largest of the ground-floor bedrooms features fitted storage and an en-suite bathroom, making it ideally suited for guests or multi-generational living. The remaining bedrooms are served by a spacious family bathroom fitted with a bath and shower over, wash basin, WC, bidet and useful airing cupboard.

Rising from the reception hall, a staircase leads to the first-floor principal suite, creating a peaceful retreat away from the main accommodation. The bedroom commands attractive views over the rear garden and benefits from fitted wardrobes and integrated bedroom furniture, providing ample storage. A well-appointed en-suite serves the room, comprising a bath with shower over, wash hand basin, WC and bidet, whilst access is also provided to useful loft storage.

Extending to approximately three-quarters of an acre, the gardens have been thoughtfully arranged to complement the properties elevated setting and provide a wonderful degree of privacy. Established lawns wrap around the house, interspersed with mature planting, creating a series of attractive outdoor spaces from which to enjoy the surrounding outlook.

A generous parking area provides ample space for several vehicles and is complemented by an integral double garage. Patio terraces adjoin both the living room and dining room. A greenhouse and brick-built store provide practical appeal for keen gardeners, whilst a former pond has been sensitively planted to create a charming garden feature. Enclosed by mature hedging, the grounds offer a peaceful and secluded environment that perfectly complements the properties desirable setting.

Winterwood occupies a highly regarded position within one of Lichfield's most sought-after residential locations, combining a peaceful setting with exceptional convenience. The historic city centre lies within easy reach and offers an excellent selection of independent amenities, together with cultural attractions including Lichfield Cathedral, Beacon Park and the Garrick Theatre.

The property is particularly well placed for families, falling within the catchment area for the highly regarded King Edward VI school and well regarded Primary Schools. For commuters, there are excellent road links via the A38, A515 and M6 Toll, as well as strong public transport connections.













Entrance Porch
Accessed via the front entrance door having windows overlooking the driveway, with a door leading to the hallway.

Hallway
Having windows looking out to the entrance porch, a large cloakroom storage cupboard and a WC. The hallway provides access to the kitchen, dining room, snug and the living room as well as having stairs leading to the first floor master suite.

WC
The groundfloor WC offers a generous space and houses a WC and a wash basin, and a window to the front elevation keeps the space light and bright.

Kitchen (5.73x4.53m)
The kitchen has a large window to the front elevation with impeccable views overlooking the Staffordshire countryside The kitchen features a range of storage cupboards, with a brick built chimney breast with a built in wine rack and a breakfast bar. The kitchen provides access to the utility room and double doors to the dining room.

Utility Room (2.71x2.63m)
The utility room offers a worktop with an inset sink, an under-sink storage cupboard, with space for a washing machine and space for a tumble dryer. The utility room provides access to the double garage. There is also a window overlooking the rear garden.

Dining Room (5.95x3.57m)
The dining room can be accessed from both the hallway and the kitchen, and provides further access to the rear garden via a sliding patio door. The space offers plenty of natural light and the perfect space for hosting dinner parties.

Formal Living Room (6.62x6.57m)
Accessed from the main hallway, the living room provides a bright and welcoming space, with a window to one side, two windows to the front of the property, making the most of the elevated position with its incredible views. There is an ingle-nook fireplace with electric fire, and the dado rail and panelling gives the room a feeling of grandeur. The living room also has patio doors to the other side elevation, allowing for access to a patio area. Additionally, double doors lead to a cosy snug.

Snug (4.28x3.27m)
This versatile third reception room, currently being used as a snug, can be accessed from the main hallway and the formal living room. It offers a brick built chimney breast with fireplace and has a bay window overlooking the rear garden. This room also provides access to a further hallway, which leads to the groundfloor bedrooms and the family bathroom.

Bedroom 2 (3.75x3.68m)
This groundfloor bedroom offers a generous suite with 2 built in wardrobe cupboards and an ensuite. This bedroom has a window overlooking the front of the property.

Ensuite (2.83x1.83m)
Comprising of wash basin, WC and a P shaped bath.

Family Bathroom (3.40x3.01m)
A generously proportioned bathroom featuring a bath with shower over, wash basin with under counter storage, WC and a bidet. There is also a large airing cupboard, allowing for additional storage.

Bedroom 3 (4.66x3.01m)
The third bedroom, to the end of the property, offers views over the rear garden and has a built in storage cupboard.

Bedroom 4 (3.20x2.94m)
The fourth bedroom in size, but first down the hallway, is a generous double bedroom, with a window overlooking the rear garden and a built in storage cupboard.

Bedroom 5 (3.07x2.81m)
This well sized bedroom is currently being used as an office, but features a window to the front elevation.

Master/Guest Suite (6.48x3.67m)
The master bedroom occupies the first floor. With two windows overlooking the rear garden, this bedroom offers a tranquil escape. This room again offers plenty of storage with built in wardrobes and a bed surround. The master suite has a door leading to the loft storage area providing easy access, and has an ensuite.

Ensuite (3.87x2.33m)
This ensuite bathroom offers a WC, wash basin, bidet and a bath with shower over.













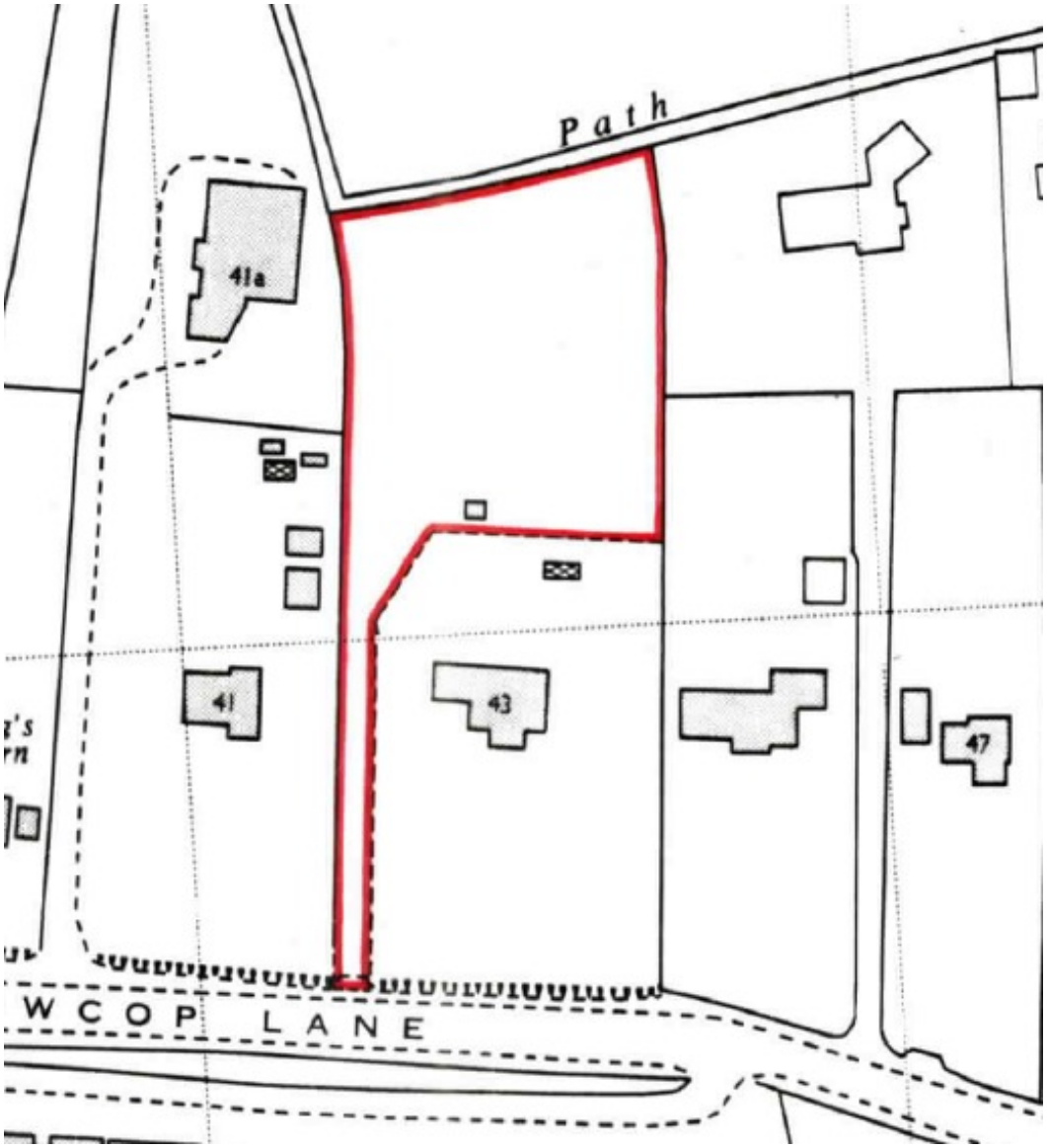


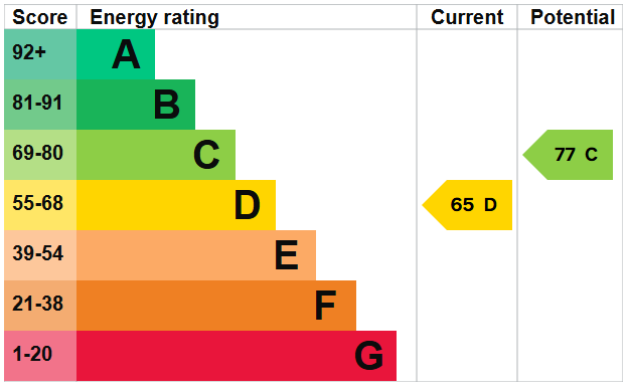




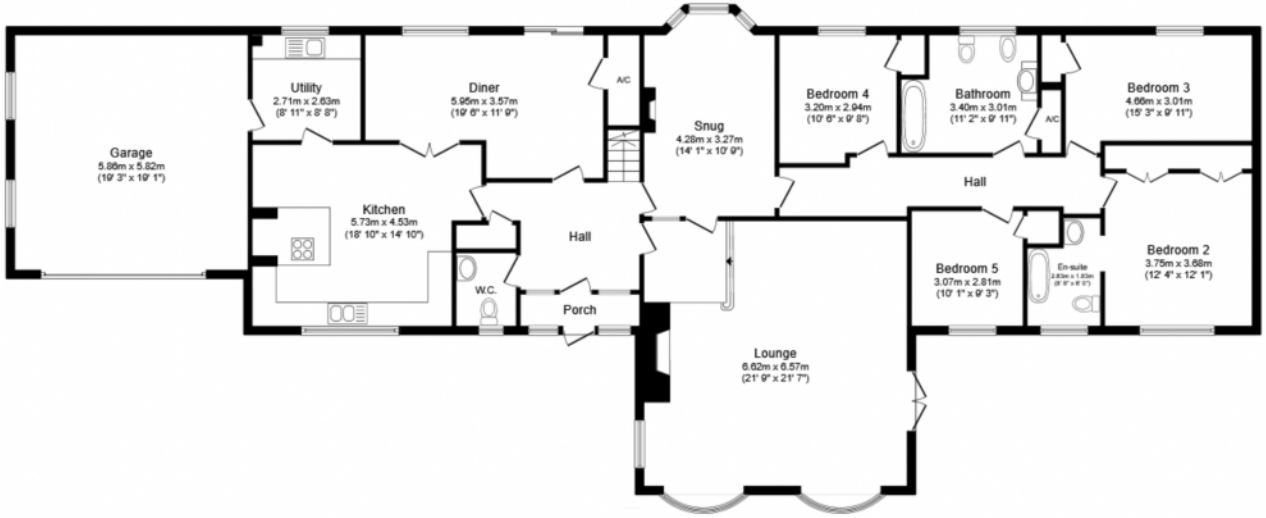








Land Approximately 2684.77m^2



Ground Floor



First Floor

Total floor area: 421.1 sq.m. (4,532 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Externally

Winterwood offers an impressive ¾ of an acre of land, and is approached via a private driveway. The driveway slopes up to the property with a strip of land to the side, currently filled with pebbles and a small range of plants and small trees. The driveway sweeps to the front of the property and offers ample parking , as well as additional parking available in the double garage which features an electric door. To the front of the property, there is two lawned areas, with the lower lawn featuring a stone built water feature. The garden leads to a patio area connected to the formal living room and then leads to the side of the property where there is a greenhouse and a brick built storage shed. The rear garden, is mainly lawn, with the hedges on the border keeping the garden nice and private. There was a pond in the corner which has been drained and planted upon, creating a secret escape. The dining room leads out onto a patio area which then has a path reaching around the garage and returning to the driveway.

Right of Access

The neighbouring property has a right of way over the driveway to access their property.

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.