



Oak Tree Lane, Cookhill, B49 5LH

Guide price £725,000


KING
HOMES

**** Five Bedroom Detached Home ** Four Reception Rooms ** Generous Private Garden and Driveway Parking ** Set along a quiet countryside lane and approached via a generous driveway framed by established hedgerows, this impressive five-bedroom detached home combines privacy, space, and a beautifully upgraded interior. It offers exceptional family living with four versatile reception rooms, a high-specification kitchen with a large central island and premium integrated appliances, and seamless garden access from both the dining room and kitchen, complemented by a light-filled conservatory, separate utility, and ground floor WC. Upstairs, five well-proportioned bedrooms provide flexible accommodation for growing families or home working, including a principal suite with an en-suite shower room. The generous rear garden, predominantly laid to lawn and bordered by mature greenery, offers privacy and a delightful outlook, perfectly matching the home's peaceful countryside setting. A substantial and beautifully presented home, offering space, quality, and versatility in equal measure.**



Set along a quiet countryside lane, this substantial detached home enjoys a peaceful setting with a strong sense of privacy from the outset. The property is approached via a generous driveway providing ample parking for multiple vehicles, bordered by established hedgerows which create an attractive and well-screened frontage.

The property is entered via a welcoming porch which opens into a central hallway, featuring a full-height, galleried landing above that immediately adds a sense of grandeur and space. The hallway provides access to the principal reception rooms and the staircase rising to the first floor, setting the tone for the thoughtful and flexible layout throughout.

To the right-hand side of the house is a generously proportioned living room, spanning the depth of the property and providing an impressive main reception space with ample room for a variety of seating arrangements. Sliding doors from the living room open into a conservatory, creating a light-filled extension to the main living space. Double doors also connect the living room through to the dining room, allowing the rooms to open up for entertaining while retaining the option of separation when desired.

The dining room is centrally positioned and well-sized, benefiting from sliding doors opening directly onto the rear garden. This creates a natural flow between indoor and outdoor living and makes the space ideal for family meals and hosting alike.

At the heart of the home is a beautifully appointed kitchen, finished to a high specification and designed with both style and practicality in mind. A large central island with breakfast bar seating forms a natural focal point and sociable hub for informal dining. High-end integrated appliances, extensive cabinetry and generous work surfaces combine to create a space that is both functional and refined. Sliding doors from the kitchen also open directly onto the garden, further enhancing the sense of light and connectivity.

Adjoining the kitchen is a separate utility room providing additional storage and laundry space, with direct access to the garden and a further reception room. This versatile room could serve as a family room, snug, playroom or home office

depending on requirements. A ground floor WC completes the downstairs accommodation.

To the first floor, the galleried landing provides access to all five bedrooms and the family bathroom, while allowing light to flow throughout the upper floor and creating a striking sense of space. The principal bedroom is particularly impressive, extending across the full depth of the property and benefitting from its own en-suite shower room, creating a comfortable and private main suite.

The remaining four bedrooms are all well-proportioned, offering a balance of double and generous single rooms, ideal for children, guests or home working. These bedrooms are served by a well-appointed family bathroom designed to comfortably accommodate a busy household.

To the rear, the property enjoys a generous garden, predominantly laid to lawn and framed by established greenery, mature trees and hedgerows to the boundaries, providing an attractive outlook and a good degree of privacy. Access to the garden is available from the kitchen, dining room, conservatory, and utility room, creating excellent connectivity between indoor and outdoor living spaces and making the garden ideal for outdoor dining, entertaining and family use.

Overall, this is a sizeable and adaptable home offering generous room sizes, a thoughtfully designed layout, and a high-quality finish throughout, all set within a peaceful countryside position.

Porch

Hall 6'5" x 12'0" (1.98m x 3.68m)

Living Room 21'11" x 12'0" (6.70m x 3.66m)

Conservatory 11'9" x 12'0" (3.60m x 3.66m)

Dining Room 15'1" x 12'0" (4.62m x 3.68m)

Family Room 15'5" x 9'10" (4.72m x 3.02m)

Kitchen 21'11" x 10'9" (6.70m x 3.30m)

Utility 6'2" x 9'10" (1.88m x 3.02m)

W.C

Landing

Bedroom 1 21'11" x 12'0" (6.70m x 3.66m)

En-Suite 9'2" x 5'8" (2.81m x 1.75m)

Bedroom 2 9'0" x 11'0" (2.75m x 3.36m)

Bedroom 3 9'2" x 11'0" (2.81m x 3.36m)

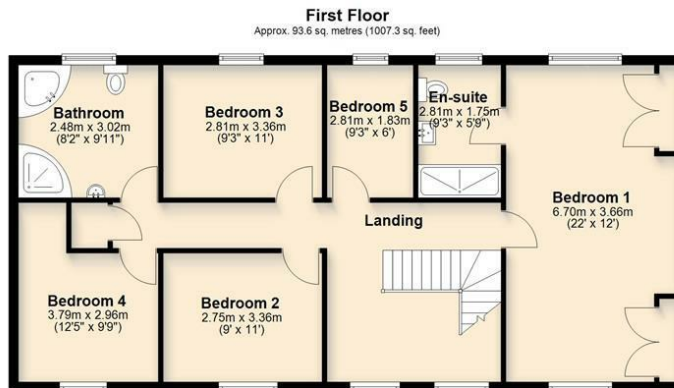
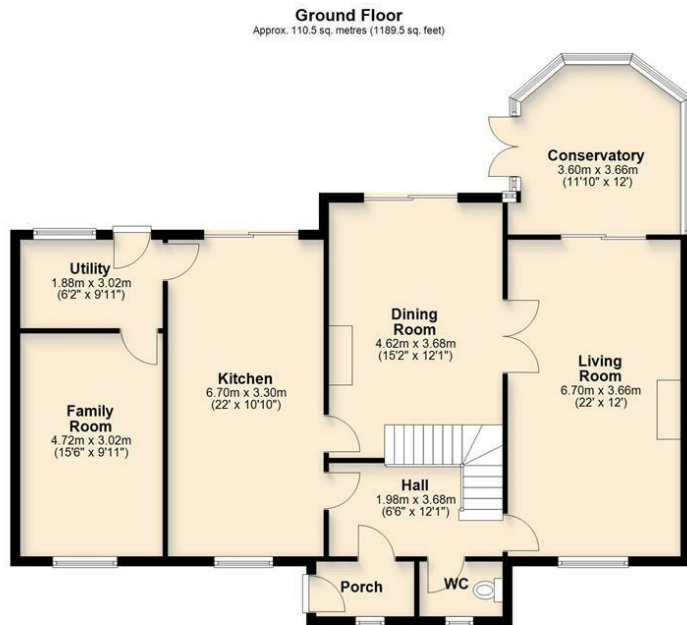
Bedroom 4 12'5" x 9'8" (3.79m x 2.96m)

Bedroom 5 9'2" x 6'0" (2.81m x 1.83m)

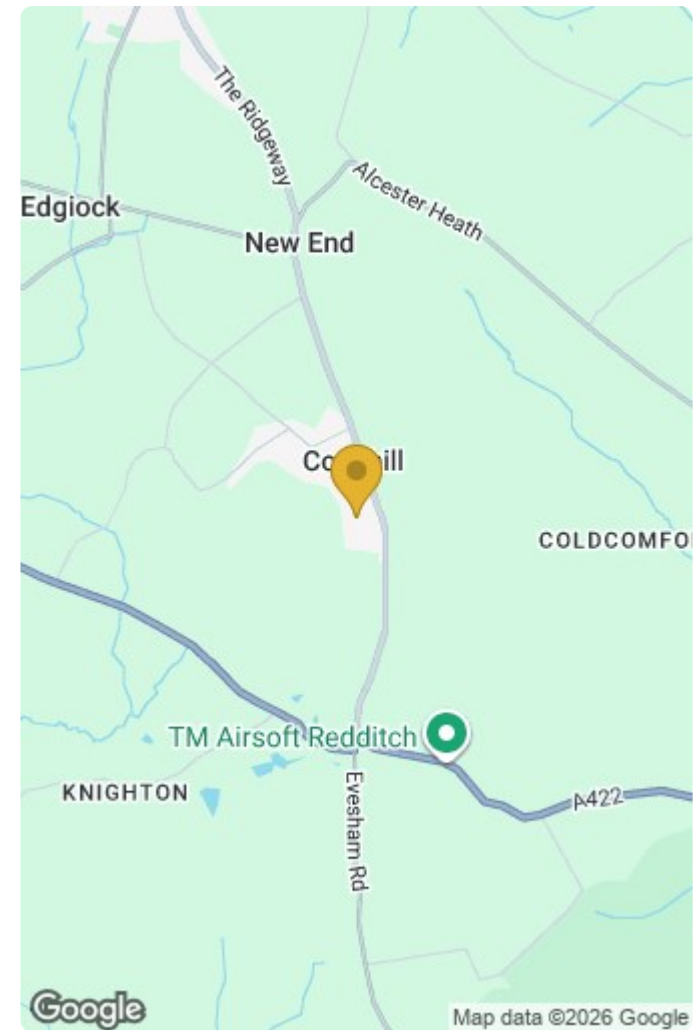
Bathroom 8'1" x 9'10" (2.48m x 3.02m)







Total area: approx. 204.1 sq. metres (2196.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	