

# Old London Road

Lichfield, WS14 9QW

John German



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£795,000

Oak Tree Cottage is a superbly appointed characterful cottage nestled in a sought after rural location ideally situated for the nearby village of Shenstone & cathedral city of Lichfield.



Oak Tree Cottage is a gorgeous country home that has been superbly renovated and modernised by its current owners and now creates a stylish blend of character features with modern and contemporary finishes. This family home is ideally situated in a quiet rural location but also is conveniently situated for nearby cathedral city of Lichfield and highly desirable village of Shenstone and ideally placed for commuters needing easy access to the A38, A5, M6 Toll Road and M42. Lichfield offers a range of amenities including boutique shops, cosy cafés, markets, pubs, a vast array of restaurants and Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston. The nearby village of Shenstone is equally as desirable being ideally situated between Sutton Coldfield and Lichfield and boasts a range of amenities, including a choice of village shops, butchers, hairdressers, library, train station and superb pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street.

Internally the home comprises of a traditional oak framed canopied porch with a composite barn style door opening into the impressive open plan dining/kitchen/living area with tiled flooring flowing throughout, there are exposed beams to the ceiling with recessed spotlights, there is a large dining area perfect for entertaining with family and friends with bespoke fitted storage cupboards and ample space for a large dining table and chairs. The kitchen is fitted with an extensive range of matching contemporary wall and base units with contrasting worksurfaces over, tiled splashbacks, an island breakfast bar, inset Belfast sink, space for a range-style cooker and American fridge/freezer along with a variety of integrated kitchen appliances. From the kitchen there are bi-folding doors opening out to the delightful patio seating area, carpeted stairs rising to the first-floor landing with useful understairs storage cupboard and an opening into the living room. The living room benefits from newly installed fitted units from Sharps with feature lighting, carpeted flooring, exposed beams to the ceiling, brick fireplace with raised hearth housing the freestanding log burning stove which is perfect for those cosy winter nights, along with bi-folding doors opening out to the patio seating area.

Upstairs is approached by a return split staircase with spindle balustrade with loft access hatch and Velux skylight and doors off to the three bedrooms and family bathroom. The impressive master bedroom has bespoke full height and width fitted wardrobes, dressing table unit and further drawers, there are two velux skylights, carpeted flooring and exposed beams to the ceiling. Bedroom two is a further double bedroom with carpeted flooring, two heritage style double glazed skylights and spotlighting to the ceiling. Bedroom three is an additional double room with two double doored wardrobes, exposed beam to the ceiling, carpeted flooring, and a double glazed window to the front aspect. The contemporary family bathroom comprises of floor to ceiling tiles, Velux skylight, roll top bath, corner shower enclosure with mains shower, low level WC, illuminated bathroom mirror, chrome style heated towel rail and a wash hand basin set into a vanity unit with extra storage.

Outside the home sits proudly in its own enclosed grounds, from the track approach to the property there are secure FAAC electric double gates opening to the extensive off-road parking area lined by modern sleeper borders with LED lighting providing parking capabilities for 10+ vehicles if needed. The garden is where this home really shows off with sloping manicured lawns and pathways, raised borders stocked with a variety of plants and shrubs, dedicated bin store, two water outlet points, various patio seating areas for different times of the day and a superb garden bar. The bar is a really wow feature of this home benefits from being fully air-conditioned, both hot and cold water supply, LED ambient lighting, and has bi-folding doors opening out to the patio seating area. There is a useful wood store for your log burning stove, and a raised patio seating area with pergola ideal for relaxing and taking in the surrounding countryside views. There is a CCTV system all around the property. The detached timber garage/workshop was built in 2012 without the benefit of planning permission comprising a workshop area with double doored entrance, light and power and work benches, There is the adjacent gym having light and power, and

double doored entrance, and accessed via an external staircase to the side of the workshop is the versatile home office with three Velux skylights, lighting and power making this an ideal place for those looking to work from home.

Directions – What 3 Words - [///genius.owls.mount](https://genius.owls.mount)

From Lichfield, take the Birmingham Road to Wall Island and then take the A5 towards Weeford Island, turn first left into the lane After approximately 0.5 mile turn left in front of Hill Hall Farm and follow this private drive. Follow the signs for "The Barn" and look out for "Oak Tree Cottage" which is accessed from the very end of this private drive.

Agents Notes –

Detached timber Garage/Workshop was built in 2012 without planning permission

Blinds throughout ground floor are Louvolite electric blinds (included with the sale)

We understand that this property enjoys a right of way over a shared driveway approach and is responsible for a share of its maintenance costs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared septic tank with neighbouring properties

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA10072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

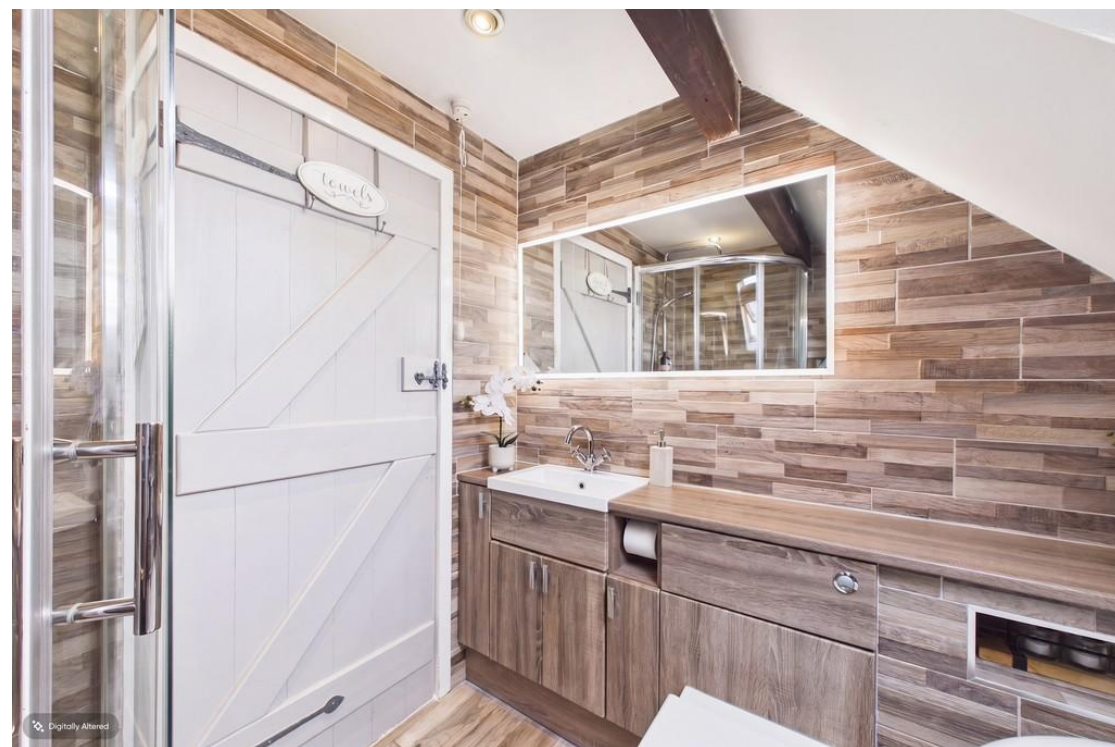
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

199.1 m<sup>2</sup>

2144 ft<sup>2</sup>

**Reduced headroom**

15.5 m<sup>2</sup>

167 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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