



27 Rangemore Hall Mews, Rangemore, DE13 9RE

Set within the prestigious Rangemore Hall Mews is this well presented individual character home, benefitting from a wealth of space and flexibility, an annexe area and four good sized bedrooms. Offering superb outside space including private parking, a single garage and both private and communal grounds, this regal mews home showcases a wealth of potential for anyone looking for a self contained annexe for dependent relatives, space to suit a growing family wanting John Taylor School catchment or anyone needing space for a home office or studio. The interior comprises reception hall doubling as a formal dining space, two reception rooms, dining kitchen with utility off and cloakroom. To the first and second floors are three double

bedrooms serviced by a master en suite and family bathroom. A fourth double bedroom with en suite is set off its own staircase from the family room in the annexe. Outside, the property benefits from a private driveway with parking for a number of vehicles to the front as well as a single garage within a communal courtyard. To the rear is an attractive garden and the property benefits from ample visitor's parking and use of picturesque communal grounds within the Rangemore Hall Mews development.

The regal Rangemore Hall Mews lies just a short way from the popular village of Rangemore, home to a stunning church, village primary school and village club set

amidst picturesque Staffordshire countryside. Nearby amenities can be found in the village of Barton under Needwood, home to an array of shops, pubs, gift stores, cafes, a GP surgery, pharmacy and village hall. The property is within the catchment for All Saints Primary in Rangemore which feeds into John Taylor High in Barton, both of which maintain an Ofsted 'Outstanding' report. The location provides convenient access to commuter routes including A38, A50 and M6 Toll, the International airports of Birmingham and East Midlands are within an easy drive and rail services from Lichfield and Burton on Trent provide direct links to Birmingham, London and Crewe (from Lichfield) and to Derby and Penzance (from Burton).

- Individual Character Home
- Regal Setting within Rangemore Hall Estate
- Wealth of Space & Flexibility
- Annexe Area with Brand New Boiler
- Two Reception Rooms & Study
- Spacious Dining Kitchen
- Reception Hall & Inner Hall
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Attractive Courtyard Gardens
- Single Garage & Ample Parking
- John Taylor School Catchment

A character brick Porch off the driveway provides access to the front door which opens into:

Reception Hall 5.6 x 2.8m (approx 18'3 x 9'1)
An attractive welcome to this individual home,



having a door and windows out to the rear gardens. This space also presents the option for use as a formal **Dining Room**. Doors opens into the **Family Room/Annexe** and:

Sitting Room 5.25 x 4.5m (approx 17'2 x 14'10)
With double doors opening out to the rear gardens, a traditional gas fired stove set to carved stone fireplace and a door into:

Hallway

Stairs rise to the first floor accommodation, a door opens out onto the driveway and the hallway has tiled flooring and doors into the **Cloakroom** and:

Dining Kitchen 6.0 x 4.5m (approx 19'8 x 14'9)
An excellent family dining kitchen having ample space for both a dining table and breakfast bar. The kitchen is fitted with a range of wall and base units with complementary worktops over, housing inset one and a half sink with side drainer, integral appliances including larder fridge and dishwasher and spaces for a freezer and washing machine. The Rangemaster Leisure cooker is included in the sale and the kitchen has a window to the front, tiled flooring and tiled splash backs. The LPG fired boiler is housed in the kitchen beyond complementary wall units. A door opens to a useful **Utility Space**, having an obscured window to the side, fitted storage and space for a tumble dryer

Cloakroom

Accessed from the Hallway, having a fitted wash basin, WC, half tiling to walls and tiled flooring

Stunning Family Room/Annexe Living Space

6.1 x 3.6m (approx 20'1 x 11'10)
Accessed from the **Reception Hall** is this second impressive reception room, having vaulted ceilings, windows to two sides and a gas fireplace. Fitted storage houses the recently refitted boiler for this part of the property and this reception room would ideally serve as an annexe living space should independent accommodation be required. Stairs rise to an en suite bedroom and descend to a:

Study/Playroom

4.0 x 3.3m (approx 13'2 x 10'8)
Providing the ideal space for conversion into a kitchen for an annexe, this room is ideal as a games room, playroom or home office and historically formed part of the garage for the fire engine that serviced the Rangemore Hall Estate





Stairs rise from the **Family Room** up to:

Bedroom Four 4.0 x 3.7m (approx 13'3 x 12'1)
Ideal as a guest suite or as the bedroom within the annexe, having windows to two sides and private use of:

En Suite 2.4 x 1.1m (approx 7'10 x 3'7)
Comprising pedestal wash basin, WC and corner shower, with tiling to walls

Landing
Stairs rise from the inner hall up to the galleried style landing, having

Master Bedroom 4.2 x 3.89m (approx 13'7 x 12'9)

A spacious principal bedroom suite having window to the rear aspect, a range of fitted bedroom furniture and private use of:

En Suite 2.3 x 1.7m (approx 7'4 x 5'8)
Fitted with pedestal wash basin, WC and a corner shower, with half tiling to walls

Bedroom Two 4.5 x 3.4, 2.7m (approx 14'8 x 11'0, 8'11)
Having a range of fitted wardrobes and a window to the front overlooking rural views

Bathroom 2.4 x 2.2m (approx 7'11 x 7'3)
Comprising pedestal wash basin, bidet, WC and bathtub, with half tiling to the walls

Stairs rise from the **Landing** to the second floor where there is a window to the side and a door opening into:

Bedroom Three 6.18 x 3.43m (approx 20'3 x 11'2)
Another superb double room having skylight to one side, fitted wardrobes and ample eaves storage. Please note, there is potential to split this bedroom into two if required

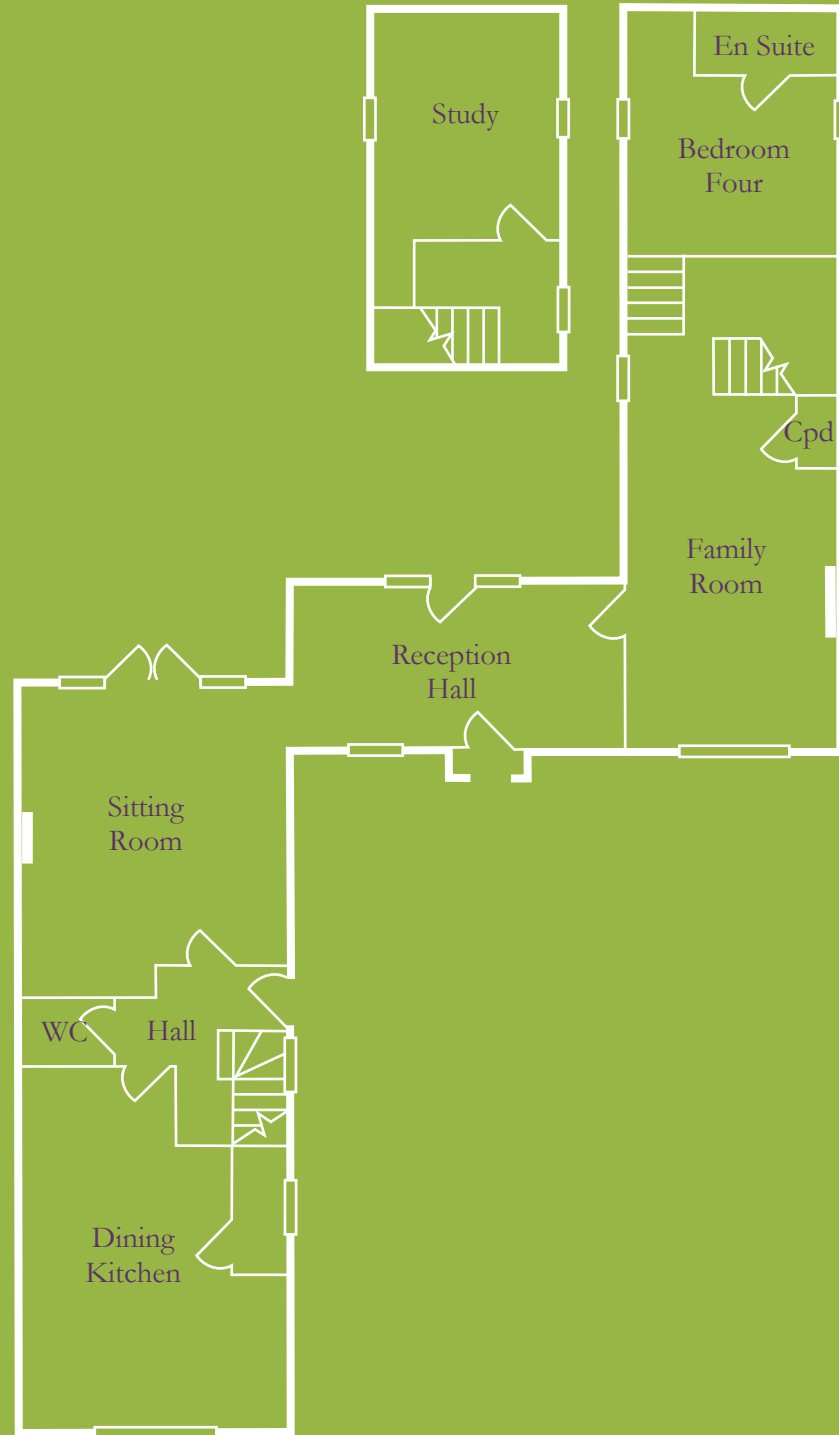
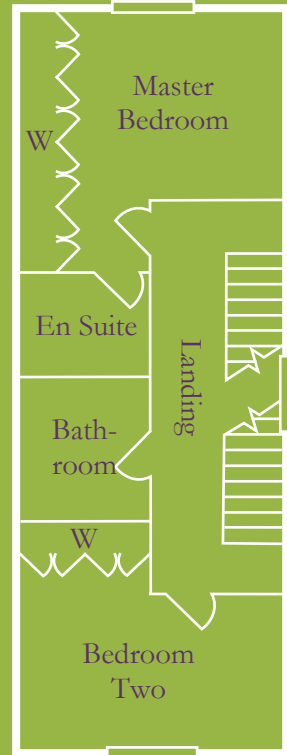


Private Gardens



Communal Grounds







Outside

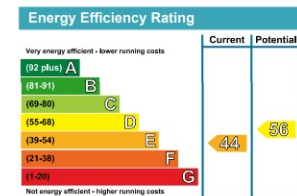
Set within the regal Rangemore Hall Mews, the property benefits from a parking for a number of vehicles to a private driveway at the front, and there is access to the **Single Garage** 5.36 x 2.5m (approx 17'6 x 8'3) from the communal courtyard. Further visitors parking is also available just opposite the driveway

Gardens

The rear gardens have been attractively landscaped to create a traditional courtyard garden laid to paved pathways, mature borders and paved terraces. There is gated access opening to the rear aspect which leads to a side passage to the front aspect and the property also enjoys shared use of stunning maintained communal grounds to Rangemore Hall Mews which include a picnic area and wildlife pond

Directional Note

From Barton Gate in Barton under Needwood, turn right at Little India restaurant onto Forest Road and continue for two miles merging into Rangemore Hill. The Mews properties will be on your right hand side, shortly after them turn right between the stone pillar gates. Follow the driveway down, then round to the right and into Rangemore Hall Mews. The property will be on your left hand side opposite the car park



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.