



The Gardens, Savey Lane, Yoxall, DE13 8PD





Set in the heart of the idyllic village of Yoxall is The Gardens, a bespoke designed detached home enjoying beautifully presented interiors, four double bedrooms and generous landscaped grounds enjoying peaceful views over the village Church. Completed in 2018 and retaining an LABC warranty until 2028, this contemporary self-build home showcases a high quality finish throughout and benefits from stunning open plan living alongside luxury bathroom suites, solar powered remote-opening skylights and oak internal doors. The Gardens has been thoughtfully designed to create versatile

accommodation to suit modern day life and offers an individual opportunity to reside in this enviable position in this much desired village.

The interiors comprise briefly reception hall, impressive open plan living and dining kitchen, spacious lounge with feature fireplace, utility room, cloakroom and guest bedroom with shower room to the ground floor, with three further double bedrooms and a family bathroom to the first floor. The master bedroom benefits from private use of a fully fitted walk in wardrobe and en suite.

Outside, the manicured gardens extend to an enviable 0.25 acre and are laid to gated entrance with sweeping driveway, detached oak framed car port and regal walled gardens enjoying a tranquil outlook over St Peters Church.

The character village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into

the highly regarded John Taylor High School in Barton under Needwood and there are a number of private schools also in the area including Foremarke Preparatory, Denstone College and Repton School. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London (in 80 minutes) and the International airports of Birmingham & East Midlands are both within an easy drive.



- Bespoke Detached Village Home
- Generous 0.25 Acre Plot with Church Views
- Immaculately Presented Interiors & High Specification Throughout
- Offered with No Upward Chain
- Open Plan Living & Dining Kitchen
- Lounge with Feature Fireplace
- Reception Hall, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Walk in Wardrobe
- Family Bathroom & Guest Shower Room
- Gated Entrance & Sweeping Driveway
- Oak Framed Double Car Port
- Stunning Landscaped Grounds
- 'Outstanding' School Catchment Area
- Double Glazed & Mains Gas CH
- LABC Warranty until 2028

The oak and glazed front door opens into the **Reception Hall**, having engineered oak flooring, staircase with storage cupboard beneath rising to the first floor and oak doors opening into:

**Open Plan Living & Dining Kitchen** 8.27 x 5.32m (approx 27'1 x 17'5)

This exceptional open plan space has been beautifully designed to create a comprehensively fitted kitchen, formal dining area and family room which seamlessly flows out onto the rear terrace and gardens. The **Kitchen** comprises a range of wall and base units with Quartz worktops and upstands over, housing an inset double Belfast sink, space for a range cooker (existing cooker as



as separate negotiation) and integral appliances including dishwasher, fridge and freezer. A central island provides informal breakfast bar seating and the kitchen benefits from a window to the rear and bifold doors to the front aspect. The kitchen leads into the **Dining Area** and **Family Room** where there are dual aspect bifold doors to both the front and rear. This impressive space features vaulted ceilings with remote controlled solar powered skylights, tiled flooring and underfloor heating. There is also potential to extend the property to add another reception room if desired (STPP)

**Lounge** 5.78 x 4.91m (approx 18'11 x 16'1)

A spacious reception room having windows to the side aspect, engineered oak flooring and twin bifold doors out to the rear terrace and gardens. A traditional wood burning stove is set to a stone hearth and inglenook fireplace

**Utility** 2.89 x 1.91m (approx 9'5 x 6'3)

The utility is fitted with base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. There is a door out to the side aspect and further doors open to a useful storage cupboard which houses the Potterton mains gas boiler and into:

**Cloakroom**

Fitted with wash basin set to vanity unit and wall hung WC, with tiled flooring, tiled splash backs and an obscured window to the side. This Jack & Jill cloakroom also has a door into **Bedroom Two**









Stairs rise from the **Reception Hall** to the part galleried **Landing**, where skylights provide plenty of natural light and oak doors open into the **Airing Cupboard** (housing the pressurised water cylinder) and:

**Master Suite** 5.8 x 4.38m (approx 19'0 x 14'4) – max  
This spacious principal bedroom has a window to the front aspect overlooking the gardens and driveway and benefits from private use of:

**Walk in Wardrobe** 2.13 x 1.86m (approx 6'11 x 6'1)  
Fitted out with a range of bespoke hanging space and shelves and leading in turn to:

**En Suite** 2.78 x 1.82m (approx 9'1 x 5'11)  
Fitted with a modern suite having wash basin set to vanity unit, wall hung WC and walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and a skylight

**Bedroom Three** 3.99 x 2.84m (approx 13'0 x 9'3)  
Having a window to the rear aspect overlooking the village Church

**Bedroom Four** 4.04 x 2.84m (approx 13'3 x 9'3)  
Another double room having window to the rear aspect enjoying beautiful views over the gardens and village Church

**Bathroom** 2.76 x 2.54m (approx 9'0 x 8'3)  
Comprising a contemporary suite having wash basin set to vanity unit, WC, freestanding double ended bathtub and separate walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and a skylight

**Bedroom Two** 4.64 x 4.32m (approx 15'2 x 14'2)  
Accessed from the **Reception Hall**, the second bedroom is ideal as accommodation for guests or dependant relatives and benefits from use of a **Wet Room Shower** and access to the **Jack & Jill Cloakroom**. Bifold doors overlook the driveway and gardens to the front aspect

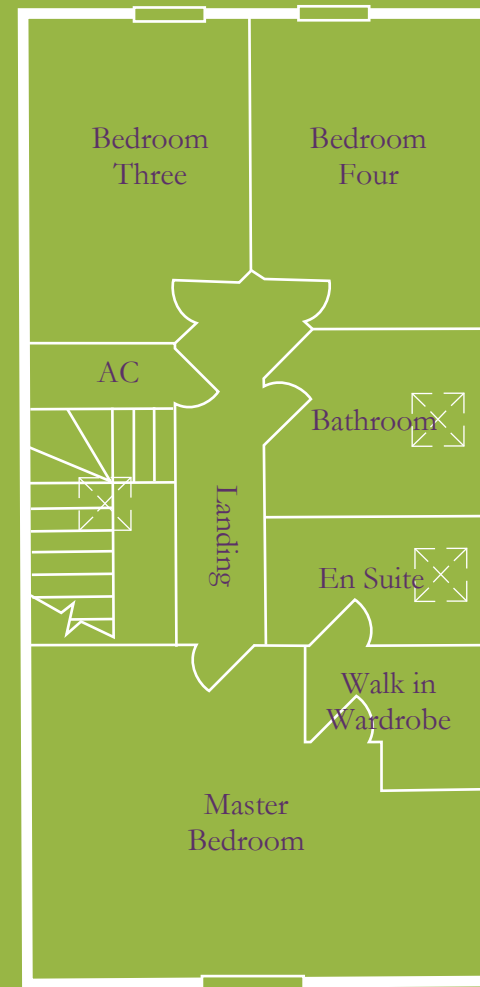
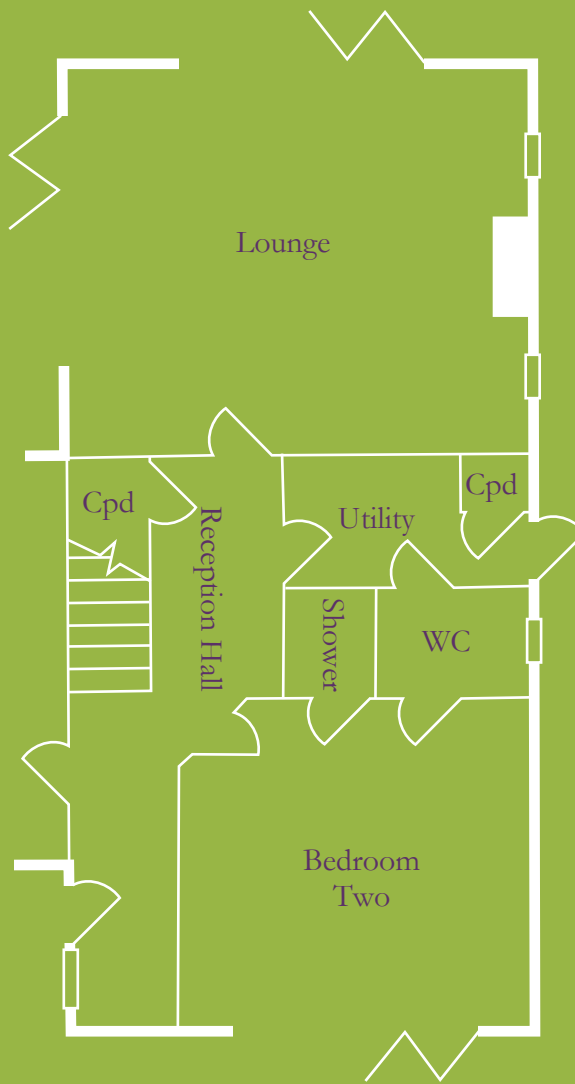
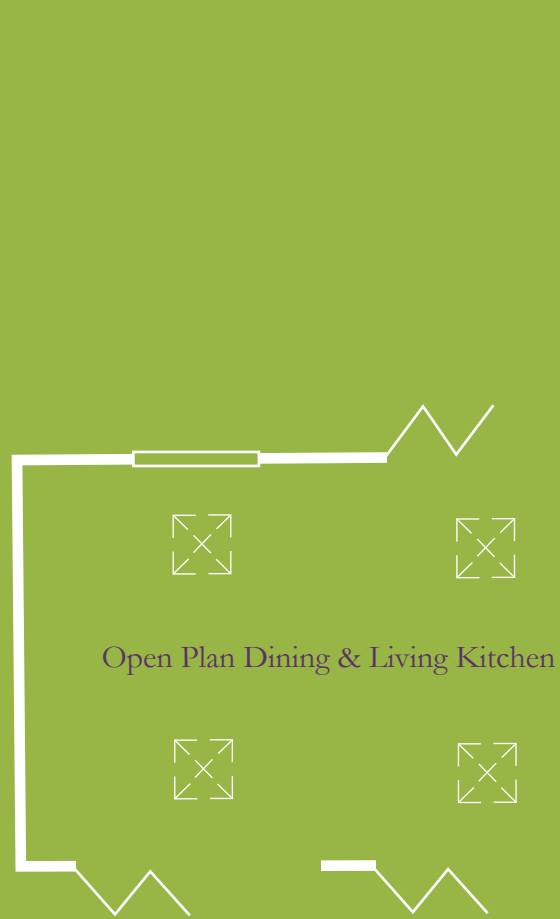


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	91











### Outside

The Gardens lies beyond a gated access off Savey Lane, where a sweeping driveway leads to the front aspect and parking area. There are mature sycamore trees providing plenty of privacy to the front aspect and the driveway leads into the detached **Oak Framed Double Car Port**. Paved pathways lead to either side of the property and to the front door

### Gardens

The stunning rear gardens extend to a generous size and are laid to manicured lawns edged with a gravelled walkway and stocked borders. A character brick wall encloses the far end and a stunning outlook over the church can be appreciated from all sides. Bifold doors from the kitchen and lounge open out to the paved terrace which lies flush with the interior flooring and a further set of doors from the lounge open out to a decked seating area. The exterior benefits from lighting to the front and rear aspect and an exterior water point



**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.