



Roost Hill, Thorney Lanes, Hoar Cross, DE13 8QT



Set at an enviable position enjoying breathtaking 360° views is Roost Hill, a beautifully presented architect designed country residence showcasing versatile and oversized accommodation, four double bedrooms and a generous south facing garden plot. Having been extended and renovated to a superb standard in 2014, this immaculate detached home showcases contemporary and spacious interiors and lies within a superb plot extending to just over half an acre which includes a detached garage with a versatile studio above ideal as a home office suite. There is also the potential to create ancillary accommodation if required (STPP). The peaceful surroundings can be appreciated from south facing gardens and each room

benefits from a stunning outlook over rolling Staffordshire countryside.

The elegant reception hall with full height windows and a contemporary oak and glass staircase leads off into a spacious lounge, separate dining room, open plan kitchen with family room, with the ground floor also being home to utility and guests cloakroom. The first floor landing leads off into four double bedrooms, with the master enjoying private use of an en suite and Juliette balcony which overlooks the gardens. A further guest en suite and luxury family bathroom service the additional bedrooms, and there is Cat 5 network cabling throughout. Outside, the Generous plot extends to just in excess of half

an acre and is laid to a driveway with parking for a number of vehicles, a detached double garage with office above and well tended lawned gardens enjoying a southerly aspect.

Roost Hill is set within the premier hamlet of Hoar Cross, a desirable location renowned for the superb Hoar Cross Hotel and Spa and the historic Meynall Ingram Arms pub, both of which are within a short walk of the property. The stunning scenery of the area gives opportunity for good walks and equestrian trails and local amenities and villages can be found in the historic Abbots Bromley which is home to a superb array of amenities including a general store, traditional pubs, a bistro, coffee shops, doctors, church and village hall.

Roost Hill is serviced by a superb school catchment area including the St Peters Primary School in Yoxall which feeds into the Ofsted rated 'Outstanding' John Taylor in Barton under Needwood, and there are an excellent choice of independent schools within close reach including Lichfield Cathedral, Repton and Smallwood Manor. The property is well placed for travel along the A50, A38 and M6 Toll allowing for swift access to the commercial centres of Birmingham, Derby, Stoke and Nottingham, and the international airports of Birmingham and East Midlands are both within a comfortable commute. Direct rail links to Birmingham and London can also be found in Lichfield.



- Impressive Detached Country Residence
- Contemporary Architect Designed & High Specification Finish
- Generous 0.5 Acre Plot
- Magnificent 360° Rural Views
- Stunning Galleried Reception Hall
- Impressive Open Plan Kitchen with Family Room
- Lounge with Multifuel Stove
- Separate Dining Room, Utility & WC
- Feature Oak & Glass Staircase
- Four Superb Double Bedrooms
- Master with En Suite & Balcony
- Gated Entrance to Extensive Driveway
- Detached Double Garage with Office
- South Facing Gardens
- Peaceful Setting in Prestigious Location
- High Tech Bespoke Alarm & CCTV System with Remote Access
- Contemporary Under Floor Heating
- 'Outstanding' School Catchment Area
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.94m x 2.44m (approx. 16'0 x 7'9)

An elegant welcome to this architect designed home, having double height windows, feature oak and glass galleried staircase rising to the first floor with a contemporary chandelier and ceramic tiled flooring. Doors open into:

Spacious Lounge 6.8 x 6.72m (approx. 22'3 x 22'0)

This impressive reception room features a multifuel burning stove set to slate hearth, ceramic tiled flooring with under floor heating and triple aspect windows with a bay window to rear. A wide set of bifold doors open out to the south facing terrace and gardens

Open Plan Family Kitchen 11.18, 3.93 x 3.3, 2.68m (approx. 36'6, 12'9 x 10'9, 8'7)

Having been beautifully designed to create much desirable open plan living, this superb space extends to a generous size and is formed by a versatile family room and comprehensively fitted kitchen. The **Kitchen** comprises a range of gloss wall and base units with complementary quartz worktops over, housing inset Franke sink with chrome mixer tap and integral appliances including dishwasher, four ring halogen hob with extractor above, double oven with grill function, larder fridge, larder freezer and kick-space heater. A central island unit provides further workspace and storage as well as a breakfast bar and there is a window to the front aspect. Ceramic tiled flooring extends into the **Family Room** where there is a window to the side, bifold doors out to the rear gardens and interior bifold doors opening into:

Dining Room 4.77 x 3.4m (approx. 15'6 x 11'3)

Ideal as a formal dining space, having a door into the **Reception Hall**, tiled flooring, a window to the rear and a range of fitted storage including cloakroom hanging space. There is a stud wall separating this room from the kitchen which could be removed if desired

Utility

Fitted with wall and base units with roll edge work surfaces over housing spaces for washing machine and tumble dryer, with ceramic tiled flooring and a door out to the gardens

Cloakroom

Fitted with a white suite comprising wash basin and WC, with tiled flooring





A feature oak and glass staircase rises to the first floor **Galleried Landing**, having full height windows to the front aspect and doors opening into:

Master Bedroom 6.71m x 6.91, 4.94m (approx. 22'0 x 22'9 max, 16'0)

A spacious principal bedroom suite having triple aspect views to windows two sides and double glazed French doors opening out to a charming **Balcony** with glazed balustrade overlooking the rear garden and views beyond. With private use of:

En Suite

Fitted with a contemporary white and chrome suite comprising wall hung wash basin, WC and walk in shower, with tiled flooring, under floor heating and a sun pipe providing natural light

Bedroom Two 5.98 x 4.41m (approx. 19'3 x 14'3)

Another spacious double room having triple aspect windows enjoying open views and private use of:

En Suite

Comprising fitted wash basin, WC and walk in double shower, with tiled flooring with under floor heating, fitted mirror fronted storage and a sun pipe providing natural light

Bedroom Three 6.77 x 3.51m (approx. 22'2 x 11'6)

A spacious bedroom having been created from two smaller rooms, having dual aspect windows and a range of fitted wardrobes. Please note, this room could easily be separated to create two separate double bedrooms if required

Bedroom Four 4.49 x 3.52m (approx. 14'7 x 11'6) – max

A fourth double bedroom having window to the rear enjoying open views

Luxury Bathroom 4.4 x 3.5m (approx. 14'5 x 11'5) – max

Fitted with a contemporary white and chrome suite comprising twin fitted wash basins, WC, oversized walk in shower and free standing roll edge bath with centre fill taps, having tiled floor with under floor heating, twin fitted mirrors with vanity lighting, tiled splash backs and window to side with far reaching views









Outside

Roost Hill lies well within a generous garden plot which extend to all sides of the property Gated access opens from Thorney Lanes into the extensive driveway where there is parking for a number of vehicles including a spot to the side of the garage ideal for large vehicle storage such as a caravan or motorhome. There is access to either side of the property into the rear garden and there is a further lawned area to the rear of the garage housing a large shed/workshop

Double Garage 6.7 x 6.19m (approx. 22'0 x 20'3)

Twin electric roller doors open from the front into this large detached garage, having power, lighting and an alarm system. A courtesy door opens to the exterior and stairs rise to:

Home Office 5.41m x 4.98m (approx. 17'9 x 16'3)

With LED lighting, a range of power points, a window to side and a door to a **Cloakroom** fitted with wash basin and WC

South Facing Gardens

Extending to a generous size, the landscaped garden is laid to a paved terrace leading onto extensive lawns edged with mature hedges and foliage. The peaceful countryside setting brings an abundance of local wildlife in and around the gardens, and to one side of the terrace there is space for a hot tub where the idyllic views can be appreciated. There is exterior lighting, a water point and exterior power sockets



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.