



Leaffield House, Sudbury Road, Yoxall, DE13 8PG



Set within a mature garden plot extending to an impressive 0.4 acre is Leaffield House, an executive detached residence showcasing spacious and versatile family interiors, four en suite double bedrooms and a tranquil setting with picturesque rural views to the rear. Having been modernised in recent years, Leaffield House benefits from immaculate presentation throughout and has received recent upgrades to include four refitted en suites and an award winning bespoke cinema room. The secure and established gardens are a real feature of this individually designed home, providing plenty of space for formal entertaining and family use. The reception

rooms, study and cinema room benefit from under floor heating and the property is serviced by mains gas central heating, full double glazing and Cat 5 network cabling throughout.

The beautifully presented interiors comprise briefly impressive reception hall with galleried staircase, bespoke dining kitchen with utility off, three reception rooms, bespoke cinema room, study and cloakroom to the ground floor, with four double bedrooms set off the first floor landing. There are open galleries looking down to the hallway below from the landing and each double bedroom is serviced

by a refitted en suite. The electric gated entrance opens to a sweeping driveway which leads to the detached garage which also features a laundry room, and there is parking for a number of vehicles. Well tended gardens extend to the front, side and rear of the property, with a secluded terrace to the rear enjoying idyllic views over rural farmland and the river Swarbourne.

Leaffield House lies on the rural outskirts of the character village of Yoxall, a popular location which offers an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St

Peter's church and two pubs. 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, Lichfield Cathedral, Denstone College and Repton. 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.



- Executive Detached Residence
- Generous 0.4 Acre Plot
- Peaceful Setting with Views to Rear
- Galleried Reception Hall
- Three Spacious Reception Rooms
- Study/Fifth Bedroom
- Superb Bespoke Cinema Room
- Refitted Breakfast Kitchen
- Utility & Cloakroom
- Master Bedroom with Dressing Room & En Suite Bathroom
- Three Further Bedrooms with En Suite
- Generous Mature Gardens
- Double Garage with Laundry Room
- Gated Entrance to Private Drive
- Terrace with Open Views to Rear
- Walking Distance to Yoxall Village
- 'Outstanding' School Catchment
- Well Placed form Commuter Routes & Rail Travel

Reception Hall 3.21 x 2.67m (approx 10'6 x 8'9)
A hardwood entrance door to the front gives access into this impressive galleried reception hall, having stone tiled flooring, a window to the front, staircase rising to the first floor door into a useful under stairs cloakroom cupboard. Door through to:

Family Dining Kitchen 6.02, 4.14 x 5.42m (approx 19'8, 13'7 x 17'9)

This bespoke fitted kitchen comprises a range of solid wood wall and base units which have been

repainted recently, having granite worktops over housing an inset Franke double Belfast sink and spaces for an American fridge freezer. A character inglenook houses a gas fired Aga (as separate negotiation) and an island unit provides further workspace, storage and a breakfast bar. Travertine tiled flooring extends throughout, there is a window to the side and a feature glazed bay has a door opening out to a secluded terrace to the front. A door opens into:

Utility 2.63 x 1.76m (approx 8'7 x 5'9)

Comprising wall and base units housing space for a dishwasher, with a window to the side and tiled flooring. Cupboards discreetly house the boiler, water cylinder and controls centre for the CCTV system

From the **Reception Hall**, steps lead down to a further **Hallway** having travertine tiled flooring and under floor heating which extends throughout the reception rooms and:

Dining Room 4.23 x 3.16m (approx 13'10 x 10'4)

Having windows to the front and side and a door giving access to the exterior, this spacious formal dining room features vaulted ceilings and double doors into:

Lounge 6.04 x 5.05m (approx 19'9 x 16'6)

A beautifully presented formal reception room having patio doors and panels to the rear aspect boasting rural views and a contemporary wood burning fireplace

Family Room 6.04 x 4.16m (approx 19'9 x 13'7)

Another spacious living room having patio doors to the rear enjoying rural views and a gas fireplace set to carved mantelpiece with marble heart and inset

Cinema Room 4.6 x 3.84m (approx 15'0 x 12'7)

This superb room is a unique addition having been bespoke designed by 'The Big Picture', a reputable home cinema company. The walls have been soundproofed and there is a recess in the understairs cupboard which houses space for the projector system

Fifth Bedroom/Study 2.8 x 2.68m (approx 9'2 x 8'9)

Having a loft access point, fitted shelving, storage and desk space and a window to the rear enjoying lovely rural views

Cloakroom

A spacious cloakroom comprising of a traditional Heritage suite having pedestal wash basin and WC, with tiled flooring





From the **Reception Hall**, the staircase rises to the first floor **Galleried Landing**, having Velux sky lights providing an abundance of natural light, two galleried points overlooking the hallway below and doors opening into:

Master Suite 6.02 x 5.04, 3.57m (approx 19'8 x 16'6, 11'8)

Comprised of a good sized master bedroom having dual aspect windows enjoying open views and a door opening into:

Dressing Room 2.91 x 1.34m (approx 9'6 x 4'4)
Having a Velux skylight, fitted wardrobes and a door into:

En Suite Bathroom

Comprising a modern Jacuzzi suite fitted with pedestal wash basin, WC, walk in shower and spa bathtub, having half tiling to walls, tiled floor, a chrome heated towel rail and double doors to the rear overlooking open views

Bedroom Two 4.14 x 4.02m (approx 13'6 x 13'2)
With a window to the rear, loft access point and a door into:

En Suite

Fitted with pedestal wash basin, WC and a walk in shower, with tiled splash backs, a chrome heated towel rail and a window to the side

Bedroom Three 4.75 x 3.52m (approx 15'7 x 11'6)
Having two windows to the front, a range of fitted wardrobes and doors to a further storage cupboard and into:

En Suite

Comprising a white suite having pedestal wash basin, WC and shower cubicle, with Velux skylight, half tiling to walls, a chrome heated towel rail and tiled floors

Bedroom Four 3.53 x 3.01m (approx 11'7 x 9'10)
With window to the side and private use of:

En Suite

Fitted with a contemporary suite having pedestal wash basin, WC and shower, with half tiling to walls, tiled floor and a chrome heated towel rail









Outside

Ornate electric gates flanked with brick walls open into a generous sweeping driveway leading down to the double garage and parking area. Gated access opens to a pathway leading to the property and the driveway gives access into:

Double Garage 5.61 x 5.58m (approx 18'4 x 18'3)

Having power, lighting and a double electric roller door to the front. Door into:

Laundry Room 2.96 x 1.53m (approx 9'8 x 5'0)

Having fitted wall units and a work surface with space for appliances including a washing machine and tumble dryer below, having obscured window to the front, a fitted wash basin and WC

Gardens

Mature lawns extend to the front aspect being edged with mature hedged giving much privacy to all sides. There are mature trees and hedged throughout adding interest and the boundary is securely enclosed to all sides. To the front of the property there is an attractive terrace enjoying much privacy and having doors into the garage and kitchen, and gardens extend to side and a pathway leads to the rear where there is an attractive paved terrace overlooking idyllic views over farmland and the river Swarbourne



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		
	67	73

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.