Hollybank, 22 Mavesyn Close, Hill Ridware, WS15 3RA

Parker Hall

Enjoying a peaceful cul de sac setting with countryside views is Hollybank, an immaculately presented detached family residence benefitting from versatile and spacious interiors, five bedrooms and superb outside space including a bespoke garden room ideal as a home office. Built in 2006 by the reputable local developer First Post Homes, attention to details has been paid throughout this executive home, with a number of upgrades made in recent years to include a remodelled and refitted kitchen and utility room, two refitted en suites and landscaping to the corner plot gardens. The interiors comprise briefly central reception hall leading off to two sitting rooms, the study, cloakroom and breakfast kitchen, with a further dining room and utility accessed from the kitchen. From the first floor galleried landing there are five bedrooms, all with fitted wardrobes, serviced by three en suites and a family bathroom, and the bedrooms each enjoy a pleasant outlook towards countryside views and a local fishing lake. To the front, a private drive offers parking for a number of vehicles as well as access into the detached double garage, and the wrap around gardens enjoy complete privacy to all sides and have been landscaped to a high degree. An oak framed outdoor kitchen and bespoke garden room lie to the side, with the garden room being ideal as a home office or studio. Hollybank is serviced by mains gas central heating and full double glazing.

Hill Ridware is a popular rural village set amidst stunning Staffordshire countryside just minutes from an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the property is a village hall, the Chadwick Arms pub and the Henry Chadwick primary school, with a range of independent schools also locally available including Smallwood Manor, Abbotsholme and Lichfield Cathedral. Hill Ridware is a short drive from the Cathedral City of Lichfield which offers extensive leisure and convenience amenities including the historic town centre and the renowned Beacon Park, around seventy acres of open space and beautiful formal gardens. Well placed for commuting, the A50, A38 and M6 are within a short drive, direct rail links to Birmingham and London (in 80 minutes) can be found at stations in Lichfield and the International airports of Birmingham and East Midlands and both within an easy drive.

- Executive Detached Village Residence
- Spacious Family Accommodation
- Exclusive Cul de Sac Setting
- Idyllic Countryside Views
- Three Spacious Reception Rooms
- Refitted Breakfast Kitchen & Utility
- Reception Hall, Study & Cloakroom
- Five Bedrooms (Four Doubles)
- Three En Suites & Family Bathroom
- Landscaped Gardens with Open Aspect
- Parking for Multiple Vehicles
- Detached Double Garage
- Bespoke Garden Room/Studio/Office
- Peaceful & Secluded Setting in Popular Village
- Well Placed for Access to Cannock Chase, Rail Travel to London & International Airports

Reception Hall 5.26 x 2.66m (approx 17‘3 x 8‘8)
A stunning welcome to this executive family home, having Kardean flooring, double fitted cloaks cupboard and a galleried staircase rising to the first floor. Doors open into:

Lounge 6.17 x 3.84m (approx 20’3 x 12‘7)
A spacious formal reception room having window to the front aspect, bifold doors to the rear, traditional ceiling moulding and a wood burning stove with elegant carved stone mantelpiece

Family Room 4.39 x 3.85m (approx 14’4 x 12‘7)
Another beautifully presented living space, having bifold doors opening out to the rear gardens and a contemporary gas remote controlled fireplace

Breakfast Kitchen 4.8 x 4.4 5m (approx 15’ 8 x 14’7)
Having been refitted in 2020, this quality family space comprises a range of contrasting wall and base units with solid oak Butcher block worktops over, housing an inset double Belfast sink with Perrin & Rowe instant boiling water tap and a range of Neff integral appliances including double oven, gas hob, microwave, fridge, freezer and dishwasher. The kitchen has windows to two sides, Karndean flooring extends throughout and there are feature LED colour change lights above and below the units. Double doors open into:

Dining Room 4.38 x 3.67m (approx 14’4 x 12’0)
Another immaculate and spacious reception room having windows to two sides and traditional ceiling moulding

Utility 2.68 x 1.74m (approx 8’9 x 5’8)
Having wall and base units coordinating with those of the kitchen housing oak butcher block worktops over, with an inset sink and side drainer and space for washing machine. A door opens out to the side aspect

Study 2.34 x 2.05m (approx 7’8 x 6’8)
Having a window to the front

Cloakroom
Comprising pedestal wash basin, WC, half tiling to walls and Karndean flooring

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LUKE
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Stairs rise from the **Reception Hall** to the **First Floor Gallery Landing**, having double doors into the airing cupboard which houses the pressurised mega flow cylinder, access point to the boarded loft space and doors opening into:

Master Bedroom 4.4 x 3.33m (approx 14'5 x 10'11) A spacious principal bedroom having double aspect windows with pleasant for views and two large double fitted wardrobes. With private use of:

Refitted En Suite 2.93 x 2.26m approx 9'7 x 7'4) Comprising a contemporary suite having twin wash basins set to vanity unit, wall hung WC and oversized walk in shower with tinted privacy screen, having half tiling to walls, tiled flooring, and obscured window to the side and a chrome heated towel rail

Bedroom Two 3.97 x 3.91m (approx 13'0 x 12'9) Another spacious double bedroom having window to the rear aspect with rural views and a large **Walk In Wardrobe**. Door opens into:

En Suite 2.65 x 1.82m (approx 8'8' x 5'11) Comprising wash basin set to vanity unit, WC and shower, with an obscured window to the front, LVT flooring and half tiling to walls

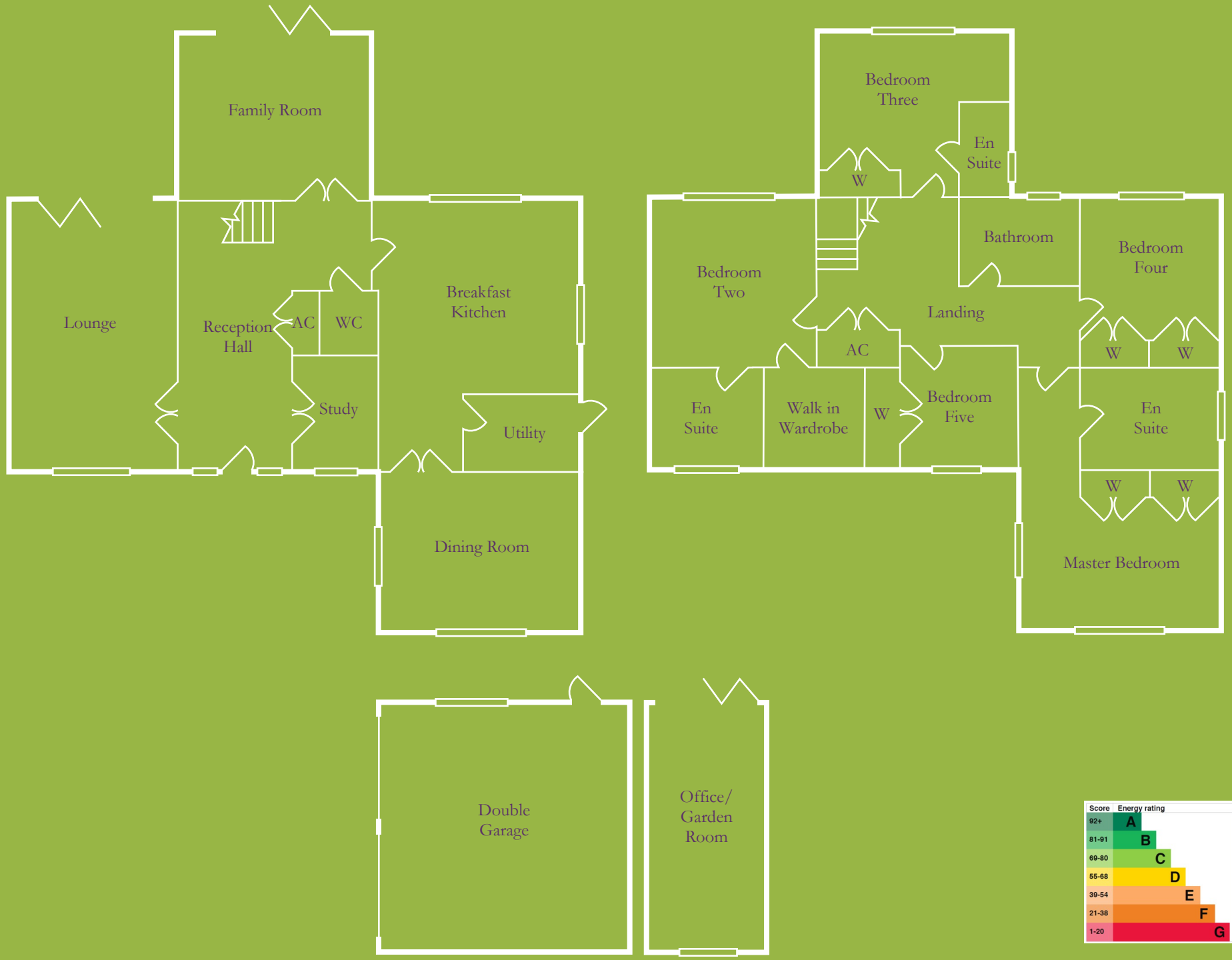
Bedroom Three 4.37 x 3.9m (approx 14'4 x 12'9) With the window to the rear enjoying rural views, a double fitted wardrobe and a door opening into:

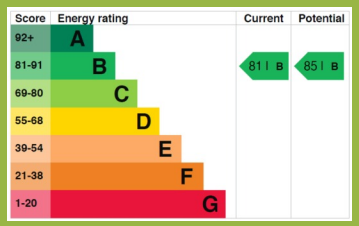
En Suite 1.45 x 1.19m (approx 4'8 x 3'10) Installed by the current vendor, a white suite comprises wash basin and WC set to vanity unit and a double shower, with chrome heated towel rail, tiled flooring, half tiling to walls and an obscured window to the side

Bedroom Four 3.22 x 3.16m 9approx 10'6 x 10'4) A fourth double bedroom having a window to the rear with rural views and two fitted wardrobes

Bedroom Five 3.07 x 2.81m (approx 10'0 x 9'2) With a window to the front aspect and a double fitted wardrobe

Family Bathroom 2.79 x 2.12m (approx 9'1 x 6'11) Comprising a white suite having pedestal wash basin, WC, corner bath tub and shower cubicle with refitted rainfall and handheld shower heads, with half tiling to the walls and an obscured window to the rear


Family Room
Lounge
Reception Hall
AC
WC
Breakfast Kitchen
Study
Utility
Dining Room
Bedroom Three
W
En Suite
Bedroom Two
Bathroom
Bedroom Four
Landing
AC
W
W
En Suite
Walk in Wardrobe
W
Bedroom Five
En Suite
W
W
Master Bedroom
Double Garage
Office/ Garden Room


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

Parker Hall

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Outside
Hollybank sits on the exclusive cul de sac of Mavesyn Close, enjoying a secluded and peaceful position and a generous garden plot. To the front, the block paved driveway provides parking for a number of vehicles as well as access into the garage, and there is gated access leading into the garden

Double Garage 5.75 x 5.66m (approx 18'10 x 18'6)
With twin electric entrance doors, power and lighting. There is a door to the side aspect leading out to a terrace to the side of the property

Landscaped Gardens
A charming courtyard to the side of the property offers space for secluded outdoor seating, having steps rising up to an oak framed **Outdoor Kitchen**, having fitted units and space for a barbecue. There is an exterior water point and the terrace leads both the the rear of the property and into:

Garden Room 5.92 x 2.75m (approx 19'4 x 9'0)
Ideal as an outside living space, home office or studio, having power, lighting, a skylight and bifold doors out to the terrace

Set to the rear is a well tended garden enjoying complete privacy, laid to a paved terrace, shaped lawns, borders and mature foliage. Composite decking features a raised seating area overlooking the fields and views beyond the garden

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.

Ph SW 26.02.2021