



Endymion, Tatenhill Lane, Rangemore, DE13 9RA



Set on a generous gated plot in the rural village of Rangemore is Endymion, a beautifully converted former police house benefitting from versatile and spacious family interiors, four double bedrooms and an 'Outstanding' school catchment area. Having been fully refurbished by the current vendors, this immaculately presented family home benefits from a new roof, complete re-wire, new central heating system including boiler, radiators and oil tank and a quality internal refit including the kitchen and bathrooms. The living accommodation has also been extended to create an open plan dining/living area between the kitchen with bifold doors out to the private rear garden. The interiors comprise briefly reception hall, sitting room,

two further reception rooms, open plan dining kitchen, utility and shower room to the ground floor, with four double bedrooms serviced by a master en suite and family bathroom to the first floor. The ground floor accommodation lends itself to accommodate a ground floor bedroom or ancillary accommodation if required. Outside, the property sits at an elevated position

Endymion lies in the heart of the rural village of Rangemore, an idyllic community home to a Social Club, a historic Church, the Byrkley Park Garden Centre and the Rangemore C of E Primary School which feeds into John Taylor High School, with the recently opened John Taylor Free School also around two

miles from the property. Convenience facilities can be found in local Barton under Needwood where there is a post office, Co-Op general store, pubs, cafes and boutique shops, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shopping and leisure amenities. Endymion is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.

- Traditional Detached Family Home
- Extended & Fully Refurbished
- Potential for Ground Floor Bedroom/Ancillary Accommodation
- Three Spacious Reception Rooms
- Open Plan Dining Kitchen
- Utility & Shower Room
- Four Double Bedrooms
- Master En Suite & Family Bathroom
- Stunning Mature Garden Plot
- Detached Garage & Ample Parking
- Peaceful Setting in Rural Village
- Outstanding School Catchment



A composite front door opens into the **Reception Hall**, having staircase rising to the first floor with storage beneath, quality oak flooring which extends throughout the ground floor and doors opening into the three reception rooms:

Study 4.24 x 3.17m (approx 13'11 x 10'4)

Ideal as a home office, ground floor bedrooms or playroom, having a window to the side and a bay window to the front

Dining Room 5.07 x 3.61m (approx 16'7 x 11'10)

Another spacious reception room having full height windows to the front and a door opening into:

Open Plan Dining Kitchen 5.72 x 4.85m (approx 18'9 x 15'10)

Having been extended and refitted, this attractive family space comprises a comprehensively fitted kitchen and dining area with views over the rear garden. The kitchen comprises a range of gloss wall and base units with quartz worktops over, housing integral appliances including dishwasher, double oven with warming drawer, induction hob and wine fridge. A central island unit houses an inset Belfast sink and the kitchen opens into an orangery style extension with vaulted ceiling where twin sets of bifold doors open out to the garden and skylights provide plenty of natural light. Leading into:

Sitting Room 7.36 x 3.47m (approx 24'1 x 11'3)

Another generous reception room having a window to the front and bifold doors opening out to the rear garden

Utility 2.86 x 2.39m (approx 9'4 x 7'10)

Fitted with full height and base units housing spaces for a fridge freezer, washing machine and tumble dryer, with tiled flooring, a window to the rear, door to the rear and a door into:

Shower Room 2.36 x 1.82m (approx 7'8 x 5'11)

Fitted with a modern suite having wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls and an obscured window to the rear





Stairs rise to the first floor **Part Galleried Landing**, where double doors open into the **Airing Cupboard** and further doors lead into:

Master Bedroom 5.05 x 3.37m (approx 16'6 x 10'11)

A generous principal bedroom having window to the front aspect and private use of:

En Suite 2.4 x 1.68m (approx 7'10 x 5'6)

Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 4.03 x 3.48m (approx 13'2 x 11'4)

A spacious bedroom having window to the front aspect and twin doors opening into a useful eaves storage room

Bedroom Three 3.5 x 3.17m (approx 10'4 x 11'5)

Another double room having window to the front aspect

Bedroom Four 3.39 x 2.42m (approx 11'1 x 7'11)

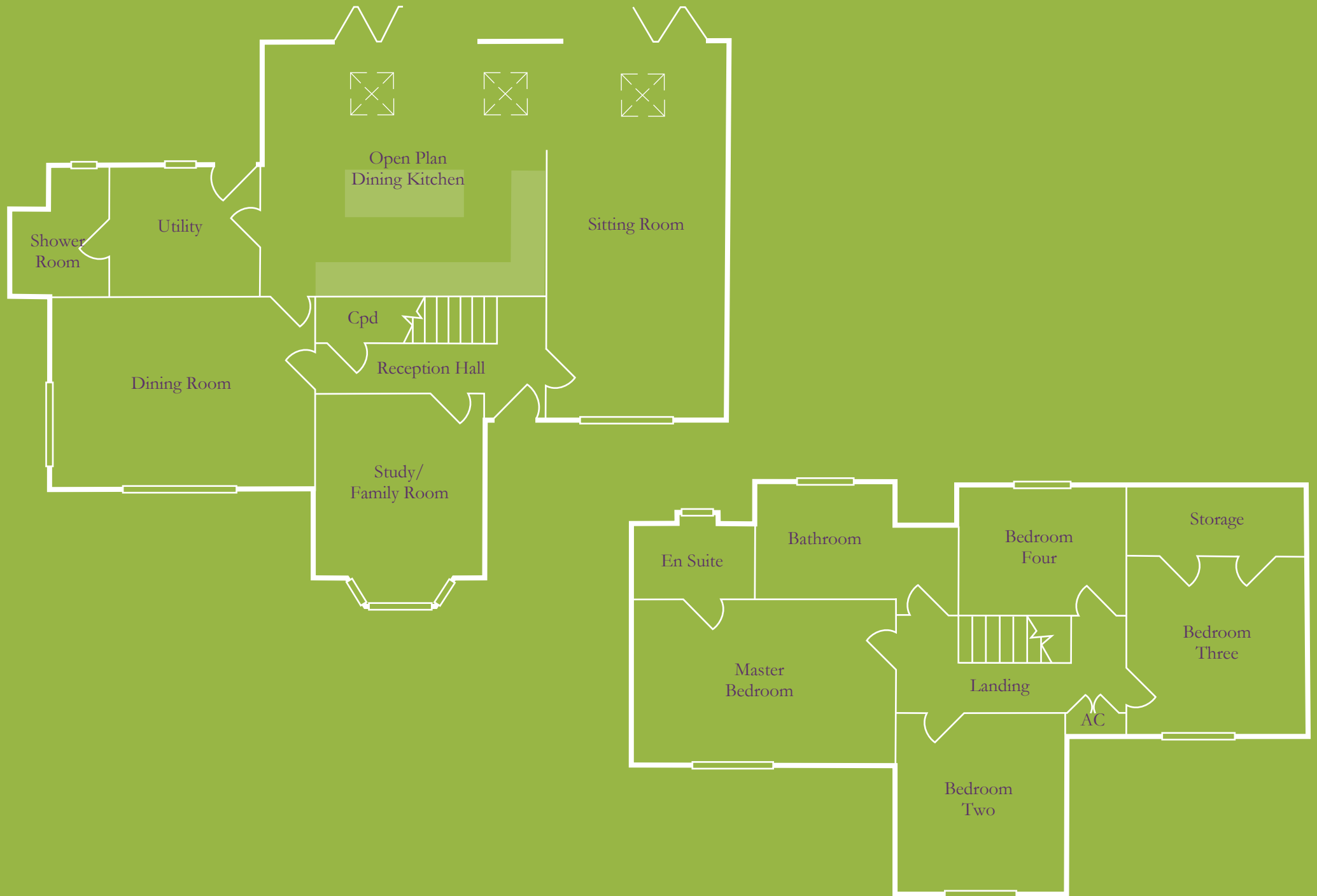
A fourth double bedroom having window to the rear aspect

Family Bathroom 2.55 x 2.42m (approx 8'4 x 7'11)

Comprising a modern suite having wash basin and WC set to vanity units and a bathtub with shower unit over, having tiled flooring and splash backs, a heated towel rail, fitted vanity mirror with lighting and an obscured window to the rear. A useful recess also houses storage space









Outside

Gated access opens from Tatenhill Lane to a tarmac driveway which leads to an ample parking area. There is access into the rear garden as well as into a **Detached Garage**, and a generous foregarden extends to the front, having shaped lawns, borders and mature hedging. A pleasant countryside aspect can be enjoyed from the garden and access to either side of the house leads into the rear garden

Garden

Having been beautifully maintained, the rear garden extends to a generous size and enjoys an excellent degree of privacy. A paved terrace leads onto shaped lawns edged with neatly stocked borders, and the garden enjoys an open aspect over farmland to the rear. The replaced oil tank and boiler are housed to the rear and the property benefits from exterior power, lighting and a 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.